

STARTING BID
£145,000

39 Williams Close

Rowner, Gosport, PO13 9QP

PROPERTY SUMMARY

Offered to the market with no onward chain, this spacious three-bedroom end of terrace home presents an excellent opportunity for both owner occupiers and investors alike. The accommodation includes an entrance hall, a well-proportioned lounge, a kitchen/diner, three bedrooms and a family bathroom. Further benefits include owned solar panels, a heating and ventilation system, a southerly facing rear garden, and a garage located close to the property. With strong rental potential, this property would make an ideal buy-to-let investment. Contact our Gosport office to arrange your viewing, with phone lines open until 8pm.





ENTRANCE HALL

LIVING ROOM 17' 7" x 11' 4" (5.37m x 3.46m)

KITCHEN 17' 8" x 8' 5" (5.39m x 2.57m)

STAIRS AND LANDING

BEDROOM ONE 12' 1" x 11' 4" (3.69m x 3.47m)

BEDROOM TWO 11' 8" x 11' 4" (3.58m x 3.47m)

BEDROOM THREE 8' 8" x 8' 5" (2.65m x 2.57m)

BATHROOM 11' 10" x 8' 5" (3.62m x 2.57m)

GARDEN 32' 9" (10m Southerly Facing)

GARAGE

AGENTS NOTES AGENTS NOTES TBC

Leasehold 964

Council Tax Band A

Maintenance charge £266.00 per Qtr

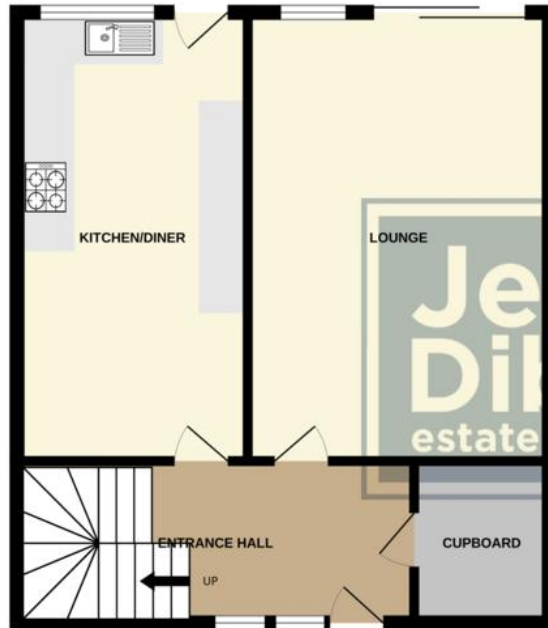
Non Standard Construction.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

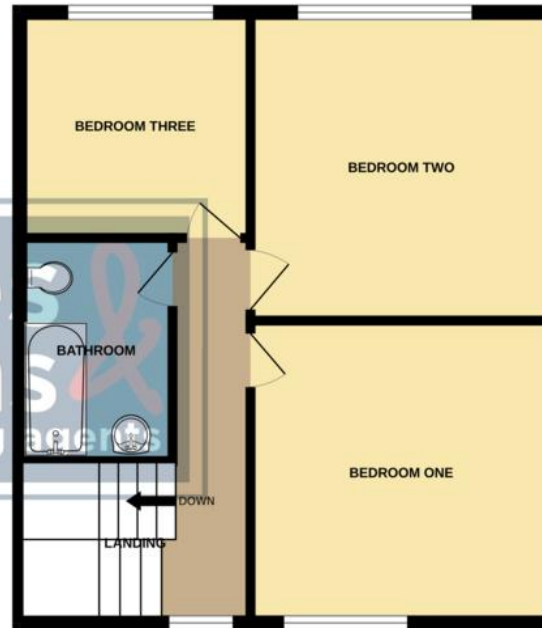
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR



1ST FLOOR



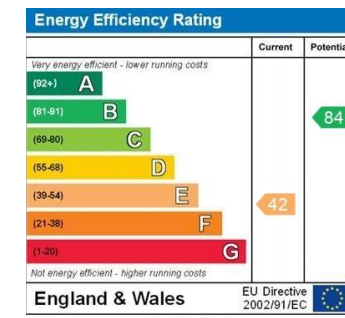
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
126 High Street, Gosport,
Hampshire, PO12 1DU

CONTACT
02392 602 155
gosport@dibbensproperty.co.uk
www.jdea.co.uk