



OFFERS IN EXCESS OF

**£180,000**

**54 Magennis Close**

Gosport, PO13 9PR

## PROPERTY SUMMARY

Located close to local schools and amenities is this well presented three bedroom family home which in our opinion would make a fantastic starter home or investment. The accommodation includes a modern kitchen/diner, spacious lounge with double doors out onto the landscaped garden, modern bathroom, three bedrooms, garage in block and so much more. This property really does need to be viewed to fully appreciate all it has to offer. Call our Gosport office now to avoid missing out.















**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

EPC to follow



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

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