

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.





ENTRANCE HALL

KITCHEN/DINER 17' 8" x 8' 4" (5.38m x 2.54m)

LOUNGE/DINER 24' 2" x 11' 5" (7.37m x 3.48m)

FIRST FLOOR LANDING

MASTER BEDROOM 12' 0" x 11' 4" (3.66m x 3.45m)

BEDROOM TWO 11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM THREE 8' 4" x 6' 7" (2.54m x 2.01m)

BATHROOM

GARDEN

GARAGE IN BLOCK

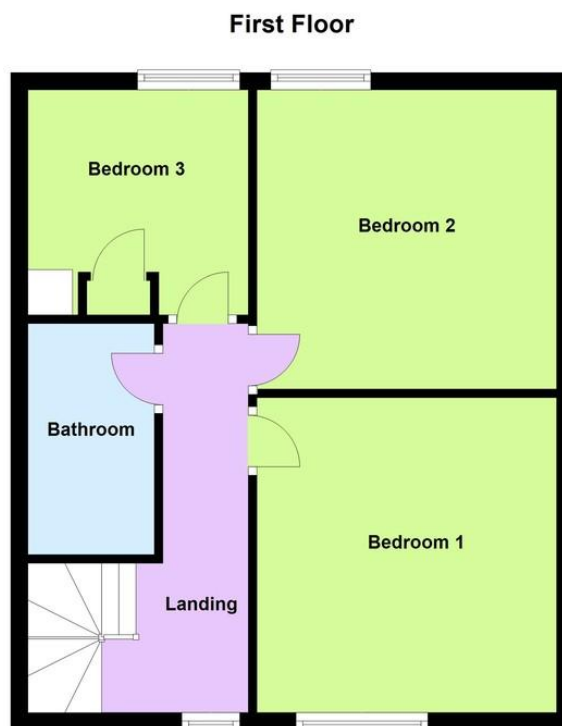
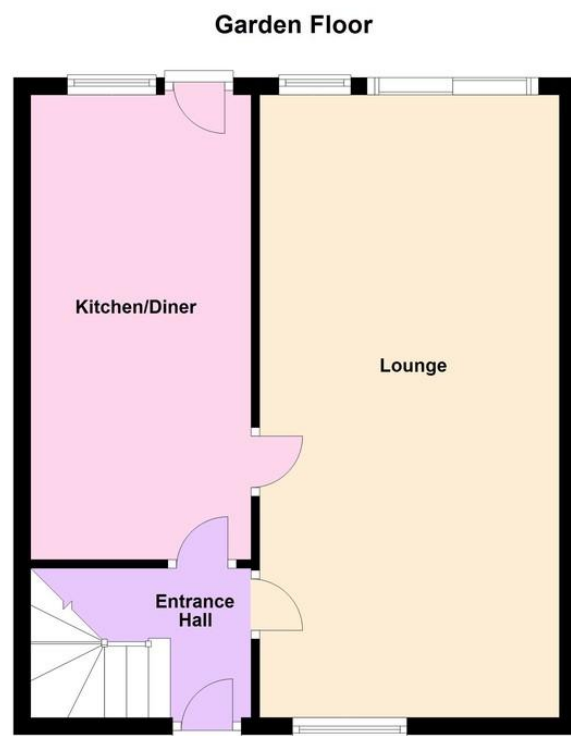
AGENTS NOTE Non-standard construction

Leasehold

999 years

Maintenance charge - £120.00 per month





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
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