

**£83,000**

**12 Battery Close**

Gosport, Hampshire, PO12 4PA



## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac, this well-proportioned maisonette offers comfortable living with two double bedrooms, a modern kitchen, and a private garden. The property also benefits from a garage and comes with low service charges, making it an appealing choice for a range of buyers. To arrange your viewing, please contact the Gosport team—phone lines are open until 8PM.

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#### **STAIRS TO FIRST FLOOR**

**LOUNGE** 18' 1" x 10' 6" (5.53m x 3.21m)

**KITCHEN** 11' 11" x 6' 3" (3.64m x 1.93m)

#### **STAIRS AND LANDING**

**BEDROOM ONE** 10' 11" x 10' 6" (3.34m x 3.21m)

**BEDROOM TWO** 10' 7" x 8' 7" (3.23m x 2.64m)

**BATHROOM** 7' 9" x 5' 1" (2.37m x 1.57m)

#### **GARDEN**

#### **GARAGE**

**AGENTS NOTES** Lease Length 42

Charges £40.91 pcm including building insurance £330

Council Tax Band A

#### **AUCTIONEER COMMENTS**

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).

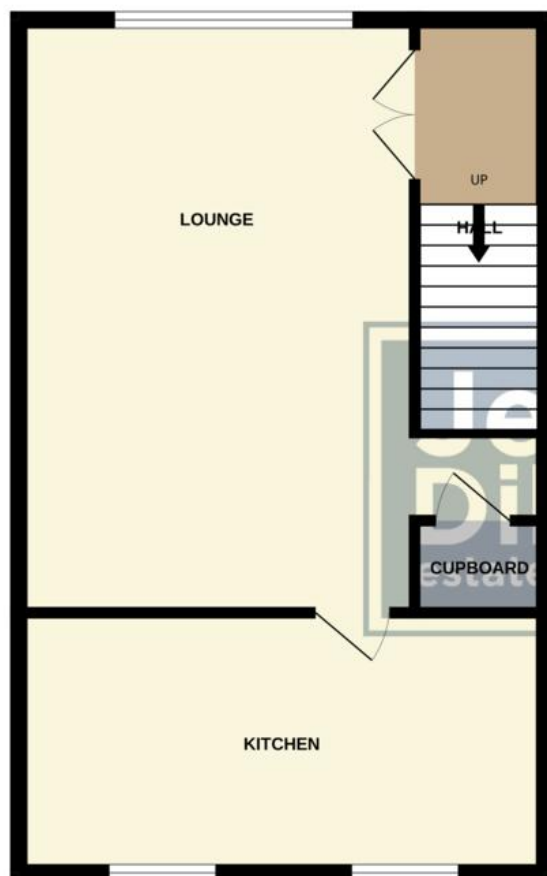
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

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



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                               |         |                         |

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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