



Greywell Court, Homer Close, Gosport, PO13 9TJ

welcome to

Greywell Court Homer Close, Gosport

Double Glazing**Fitted Kitchen**Three Bedrooms**Garage**Good Decorative Order**

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

UPVC door to access, storage cupboard.

Lounge/diner

19' 5" max x 11' 4" max (5.92m max x 3.45m max)
UPVC double glazed window to side elevation,
UPVC double glazed patio doors to front, feature
fire surround, tv point.

Kitchen

10' 9" max x 10' 3" max (3.28m max x 3.12m max)
UPVC double glazed window to front elevation,
matching wall and base units, in-built oven, hob,
cooker-hood, work surfaces, one and a half bowl
stainless steel sink & drainer unit, wall mounted
electric heater, plumbing for washing machine,
integrated fridge/freezer, tiled splashbacks.

Bedroom 1

11' 3" max x 10' 6" max (3.43m max x 3.20m max)
UPVC double glazed window to rear elevation, wall
mounted electric heater.

Bedroom 2

10' 6" max x 9' 4" max (3.20m max x 2.84m max)
UPVC double glazed window to rear elevation, wall
mounted electric heater.

Bedroom 3

11' 4" max x 7' 4" max (3.45m max x 2.24m max)
UPVC double glazed window to side elevation, wall
mounted electric heater, tv point.

Shower Room

UPVC double glazed window to side elevation, walk-
in double shower cubicle with shower, wash hand
basin, wc, storage cupboard housing shaver socket.

Garage

Located in a block with up and over door.





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GOUND FLOOR FLAT
- THREE BEDROOMS

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Total floor area 81.1 sq.m. (873 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GOS111436 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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