



Magennis Close, Gosport, PO13 9PR

welcome to

Magennis Close, Gosport

NO FORWARD CHAIN!! Fox and Sons are delighted to present for sale this three/four bedroom house offering a brand new fitted kitchen, new carpets, new electric heaters and enclosed rear garden and extensive refurbishment.

Entrance Hall

UPVC door to front access, stairs to first floor landing.

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Two UPVC double glazed windows to rear elevation, electric heater.

Kitchen/diner

17' 8" x 8' 4" (5.38m x 2.54m)

UPVC double glazed window to rear elevation, matching wall and base units, in-built oven, in-built hob, extractor hood, work surfaces, one and a half bowl sink and drainer unit, space for under counter fridge, space for washing machine, electric heater.

Bedroom 4 / Reception Room

8' 6" x 8' 1" (2.59m x 2.46m)

UPVC double glazed window to front elevation, electric heater.

First Floor Landing

UPVC double glazed window to front elevation, doors to:

Bedroom 1

12' x 11' 4" (3.66m x 3.45m)

UPVC double glazed window to front elevation, electric heater.

Bedroom 2

11' 7" x 11' 4" (3.53m x 3.45m)

UPVC double glazed window to rear elevation, electric heater.

Bedroom 3

8' 5" x 8' 4" (2.57m x 2.54m)

UPVC double glazed window to rear elevation, cupboard housing hot water tank, electric heater.

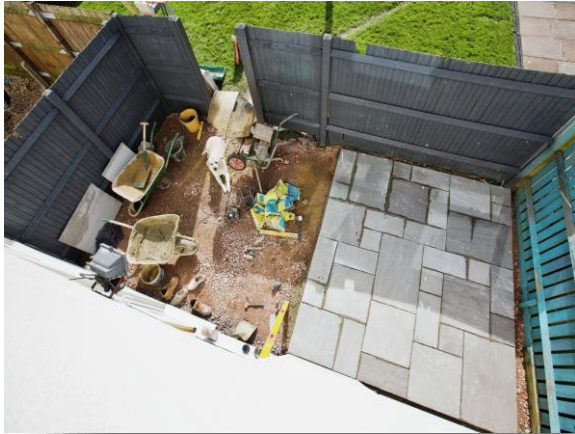
Bathroom

Bath, shower cubicle with wall mounted shower, wc, wash hand basin, heated towel rail, tiled walls.

Outside

To the rear the garden is enclosed by fencing with rear pedestrian access.





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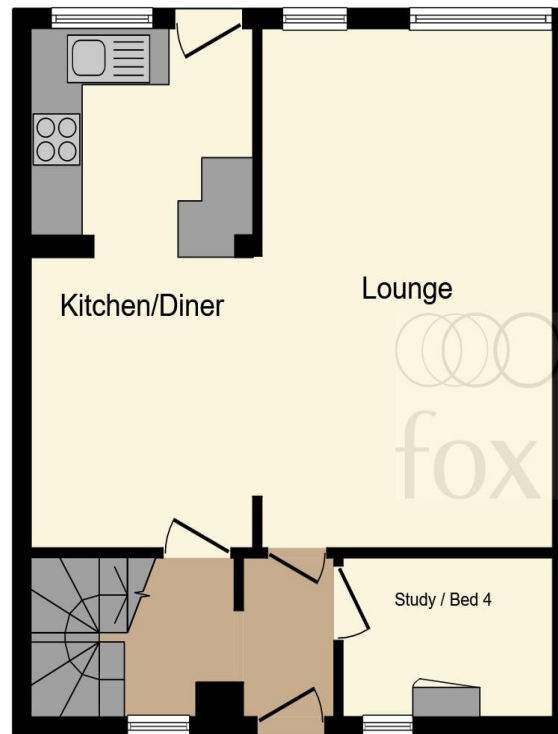
- GUIDE PRICE £165,000 - £175,000
- 3/4 BEDROOM END OF TERRACE FAMILY HOME
- REFURBISHED THROUGHOUT
- TWO RECEPTION ROOMS
- NEW CARPETS

Tenure: Leasehold EPC Rating: E

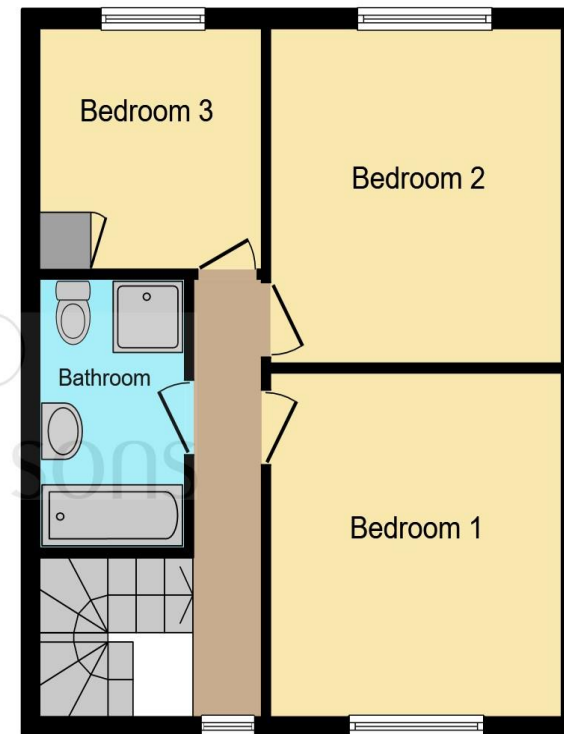
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£165,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS111540 - 0004

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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