



Clayhall Road, Gosport, PO12 2AJ

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Clayhall Road, Gosport

**** Two Double Bedroom House ** No Chain - Move Quickly! ** Generous Sized Rear Garden ** Re-Decorated Throughout ** Upstairs Bathroom - Downstairs Cloakroom ****

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 front access, stairs to first floor landing, radiator.

Lounge

10' 8" x 9' 10" (3.25m x 3.00m)
UPVC double glazed window to front elevation, laminate flooring, understairs cupboard. radiator.

Dining Room

13' 1" x 10' 9" (3.99m x 3.28m)
UPVC door to rear access, laminate flooring, radiator.

Kitchen

9' 1" x 7' 10" (2.77m x 2.39m)
UPVC double glazed window to side elevation, matching wall and base units, space for cooker and washing machine, wall mounted gas boiler, sink and drainer unit, work surfaces.

Rear Lobby

UPVC door to rear access.

Utility Room

8' 3" x 4' 6" (2.51m x 1.37m)
UPVC double glazed window to rear elevation, space for washing machine and tumble dryer, door to:

Cloakroom

UPVC double glazed window to side elevation, wash hand basin, wc, radiator.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

11' 1" max x 10' 8" max (3.38m max x 3.25m max)
UPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom 2

10' 10" max x 9' 9" max (3.30m max x 2.97m max)
L-SHAPED
UPVC double glazed window to rear elevation, radiator.





Bathroom

UPVC double glazed window to rear elevation, bath, wash hand basin, wc, heated towel rail, tiled surrounds.

Outside

To the front there is a courtyard style garden enclosed by half brick wall. To the rear the garden is laid to patio with a laid to lawn section, two sheds and side pedestrian access.



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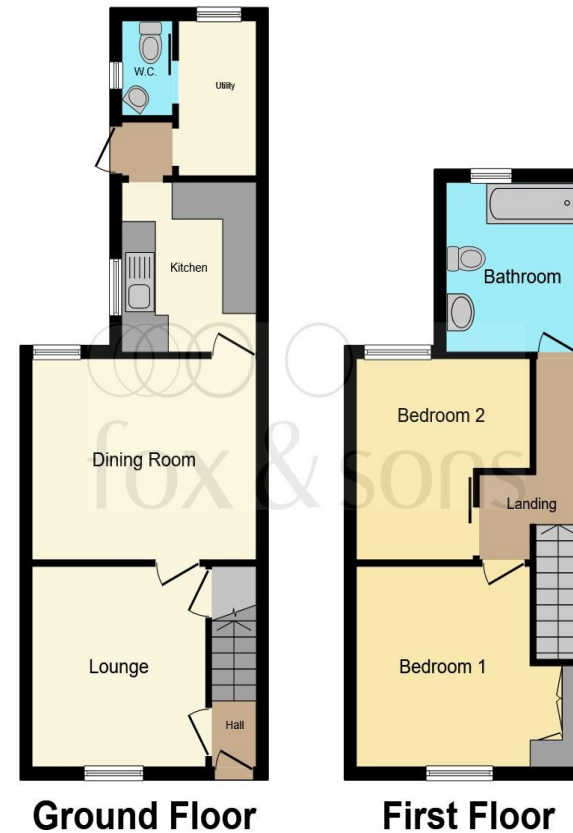
Clayhall Road, Gosport

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom House
- No Chain - Move Quickly!

Tenure: Freehold EPC Rating: C

guide price

£180,000



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:
GOS111765 - 0008

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