



St. Georges Walk, Gosport PO12 1FH

welcome to

St. Georges Walk, Gosport

**** Two Bedrooms ** Fitted Kitchen ** Set over Two Floors ** Character Features ** Ensuite ****

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.

Lounge/Diner/Kitchen

24' max x 21' 3" max (7.32m max x 6.48m max)
Two sash windows to front elevation, wooden flooring, three radiators, tv point, stairs to lower level, door to cupboard housing boiler, matching wall and base units, one and a half bowl stainless steel sink and drainer unit, work surfaces, integrated oven and hob, cooker-hood, space for fridge/freezer, integrated washing machine and dishwasher, tiled splashbacks.

Lower Level

Understairs storage cupboard, radiator, doors to:

Office

8' 11" x 5' 4" (2.72m x 1.63m)
Space for desk and chair.





Bedroom 1

16' 5" max x 16' 5" max (5.00m max x 5.00m max)
Sash window to front elevation, twin-in-built wardrobes, radiator, door to:

En-Suite

Shower cubicle, wash hand basin, wc, shaver socket, heated towel rail, tiled splashbacks, tiled flooring.

Bedroom 2

12' 4" x 8' 10" (3.76m x 2.69m)
Sash window to front elevation, radiator.

Bathroom

Bath with shower over, wash hand basin, wc, heated towel rail, tiled surrounds, shaver socket.

Outside

There are communal bins and gated access.



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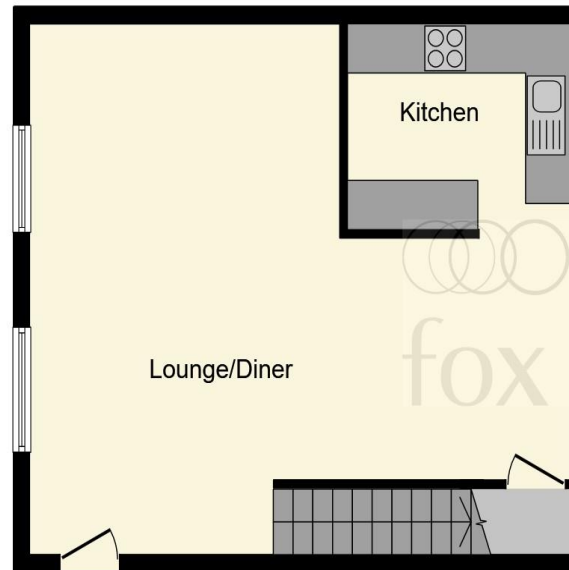
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Character Home
- Two Bedrooms

Tenure: Leasehold EPC Rating: E

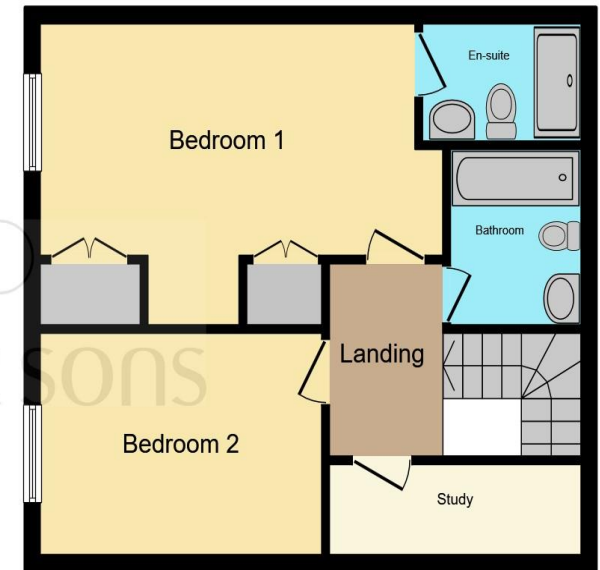
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



Ground Floor



First Floor

Total floor area 93.7 m² (1,008 sq.ft.) approx

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:
GOS111849 - 0007

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