



Elson Road, Gosport PO12 4AA

welcome to

Elson Road, Gosport

**** No Onward Chain ** Perfect First Time Buy ** Enclosed Rear Garden ** Great for Shops and Bus Routes ** Viewing is a Must ****

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

13' 8" max x 12' max (4.17m max x 3.66m max)
UPVC door to frond access, UPVC double glazed bay window to front elevation, stairs to first floor, radiator.

Dining Room

13' 8" max x 10' 8" max (4.17m max x 3.25m max)

Understairs cupboard, feature fire surround, radiator, access to:

Kitchen

11' 1" x 7' 6" (3.38m x 2.29m)
UPVC door to rear garden, UPVC double glazed window to side elevation, matching wall and base units, sink and drainer unit, integrated oven, hob, cooker-hood, space for fridge/freezer and washing machine.

First Floor Landing

Doors to:

Bedroom 1

14' max x 12' 8" max (4.27m max x 3.86m max)
UPVC double glazed bay window to front elevation, radiator, door to 'Jack & Jill' en-suite.

Bedroom 2

13' 8" x 10' 10" (4.17m x 3.30m)
UPVC double glazed window to rear elevation, door to 'Jack & Jill' en-suite', radiator.

Shower Room

UPVVC double glazed window to side elevation, shower cubicle, wash hand basin, wc, tiled walls.

Outside

To the front there is a shared driveway and enclosed by a half brick wall. To the rear the garden has an artificial lawn area, patio section, side access leading to the share drive and enclosed by panel fencing.

Garage

Up and over door.





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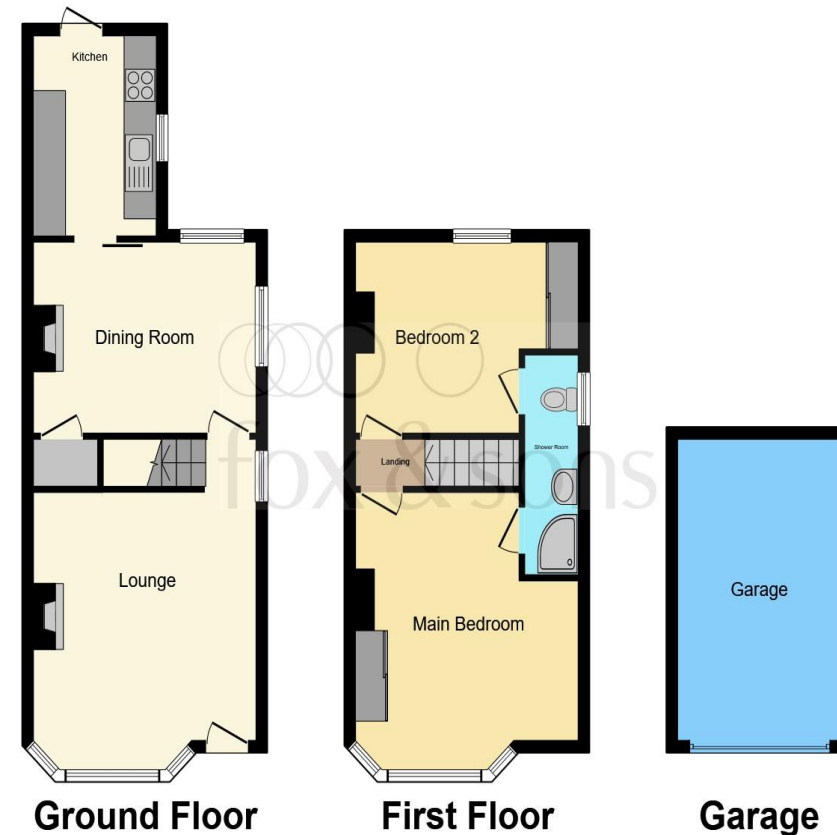
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Two reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: 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:
GOS112915 - 0002

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