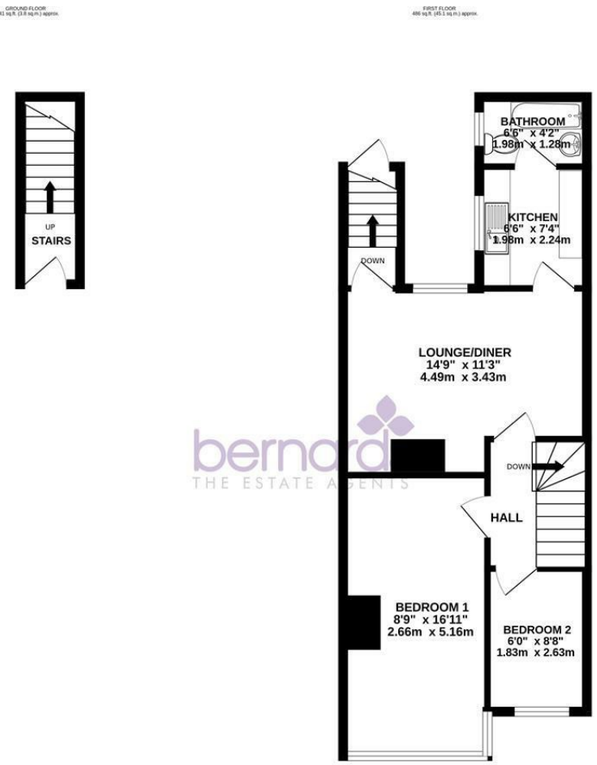




97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Guide Price £90,000

Greenlea Grove, Gosport PO12 3BS

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- Two Bedroom First Floor Maisonette
- Private Enclosed Rear Garden
- Cash Buyers Only!
- Own Private Front & Rear Entrances
- No Service Charges Payable
- No Onward Chain
- Ideal First-Time Purchase
- Sold via 'Secure Sale'
- Immediate 'exchange of contracts' available

Cash Buyers Only! Two Bedroom First Floor Maisonette with Private Rear Garden & No Onward Chain!

A well-positioned two-bedroom first floor maisonette, ideally situated within a quiet cul-de-sac. The property benefits from its own private front and rear entrances, an enclosed private rear garden, making it an ideal purchase for first-time buyers or those looking to downsize.

The accommodation comprises a private entrance leading to the first floor, a spacious lounge, fitted kitchen, two bedrooms and a bathroom. Further benefits include loft access, providing additional storage potential.

Additional features include double glazing, gas central heating, no service charges payable and the added advantage of being offered for sale with no onward chain.

An excellent opportunity for buyers seeking their own private outdoor space and parking. An early viewing is highly recommended!

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL
Stairs to first floor landing.

FIRST FLOOR LANDING

KITCHEN
7'4 x 6'6 (2.24m x 1.98m)

LIVING ROOM
14'9 x 11'3 (4.50m x 3.43m)

BATHROOM
6'6 x 4'2 (1.98m x 1.27m)

BEDROOM ONE
16'11 x 8'6 (5.16m x 2.59m)

BEDROOM TWO
8'7 x 5'7 (2.62m x 1.70m)

OUTSIDE

ENCLOSED REAR GARDEN

AUCTIONEERS COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

AUCTIONEER ADDITIONAL COMMENTS
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LEASEHOLD INFORMATION
Lease - 72 years remaining with no ground rent or service charge payable.

ANTI MONEY LAUNDERING
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

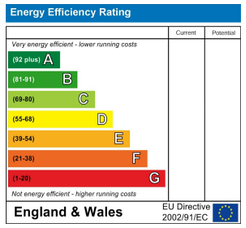












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