



Cleveland Road, Gosport PO12 2JG

welcome to

Cleveland Road, Gosport

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

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£150,000

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

Door to front access, stairs to first floor landing, radiator.

Lounge/Diner

28' 7" max x 10' 9" max (8.71m max x 3.28m max)
UPVC double glazed windows to front and rear elevation, feature fire surround, two radiators.

Kitchen

12' 3" x 8' 7" (3.73m x 2.62m)
UPVC door to rear garden, UPVC double glazed window to rear elevation, matching wall and base units, stainless steel sink and drainer unit, space for cooker, space for washing machine, undercounter fridge and freezer, radiator.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

13' max x 12' 2" max (3.96m max x 3.71m max)
UPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom 2

14' 6" max x 8' 6" max (4.42m max x 2.59m max)
UPVC double glazed window to rear elevation, fitted wardrobes, radiator.

Walk-In Closet

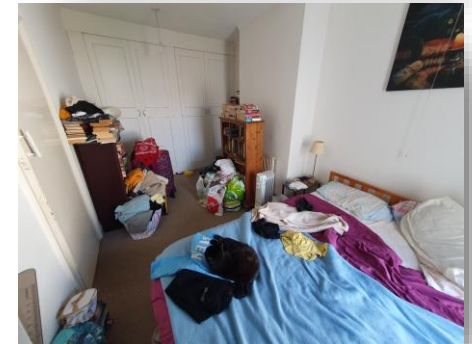
Window to side elevation, wall mounted gas boiler.

Bathroom

Window to rear elevation, bath, wc, wash hand basin, radiator.

Rear Garden

There is a patio section, laid to lawn area and enclosed by fencing.



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Property Ref:

GOS113489 - 0004

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