Asking Price £249,995

Magennis Close, Gosport PO13 9XL

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HIGHLIGHTS

- Stunning Two Bedroom House
- Cul-De-Sac Location
- Spacious Lounge With Feature Media Wall
- Kitchen/Diner With Integrated Appliances
- Two Double Bedrooms
- Driveway Providing Off-Road Parking
- Garage
- Good-Sized Enclosed Rear Garden
- Gas Central Heating Via Serviced Combi Boiler

STUNNING TWO BEDROOM HOME WITH DRIVEWAY FOR TWO VEHICLES & GARAGE!

An absolutely stunning two bedroom home, beautifully improved by the current owner and situated within a popular cul-de-sac location. This fantastic property offers well-presented accommodation throughout, making it an ideal purchase for first-time buyers.

The ground floor boasts a good-sized lounge featuring an attractive media wall, together with a spacious kitchen/diner fitted with a range of units and integrated appliances. Upstairs, there are two generous double bedrooms and a modern family bathroom.

Further benefits include some replacement double glazed windows, replacement front and rear doors, and gas central heating via a regularly serviced combination boiler.

Externally, the property benefits from a driveway providing off-road parking for 2 cars in front of a garage as well as a good-sized enclosed rear garden, perfect for relaxing and entertaining.

An early internal viewing is highly recommended to fully appreciate everything this lovely home has to offer!

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











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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
9'5" x 15'3" (2.88 x 4.67)

KITCHEN/DINER
12'8" x 8'7" (3.88 x 2.64)

FIRST FLOOR LANDING

BEDROOM ONE
12'8" x 9'1" (3.88 x 2.78)

BEDROOM TWO
10'3" x 8'2" (3.13 x 2.49)

BATHROOM
7'3" x 6'8" (2.23 x 2.04)

Outside

ENCLOSED REAR GARDEN

DRIVEWAY & GARAGE

FREEHOLD - Council Tax Band C

AML - Anti Money Laundering Procedure
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.

Financial Services
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

Buyer Verification
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.

Recommended 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.

Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

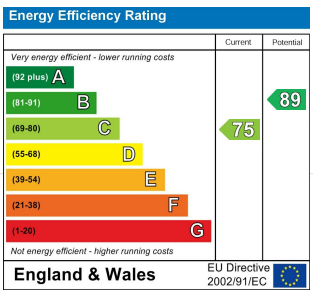
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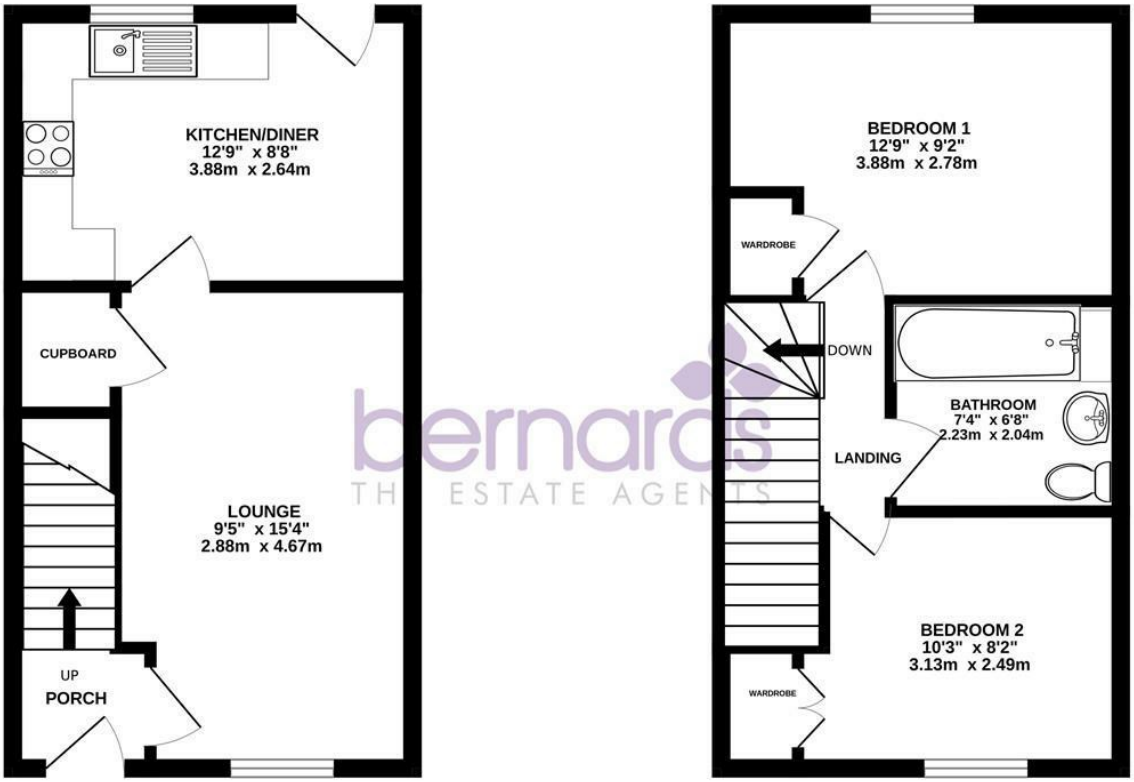




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GROUND FLOOR
305 sq.ft. (28.4 sq.m.) approx.

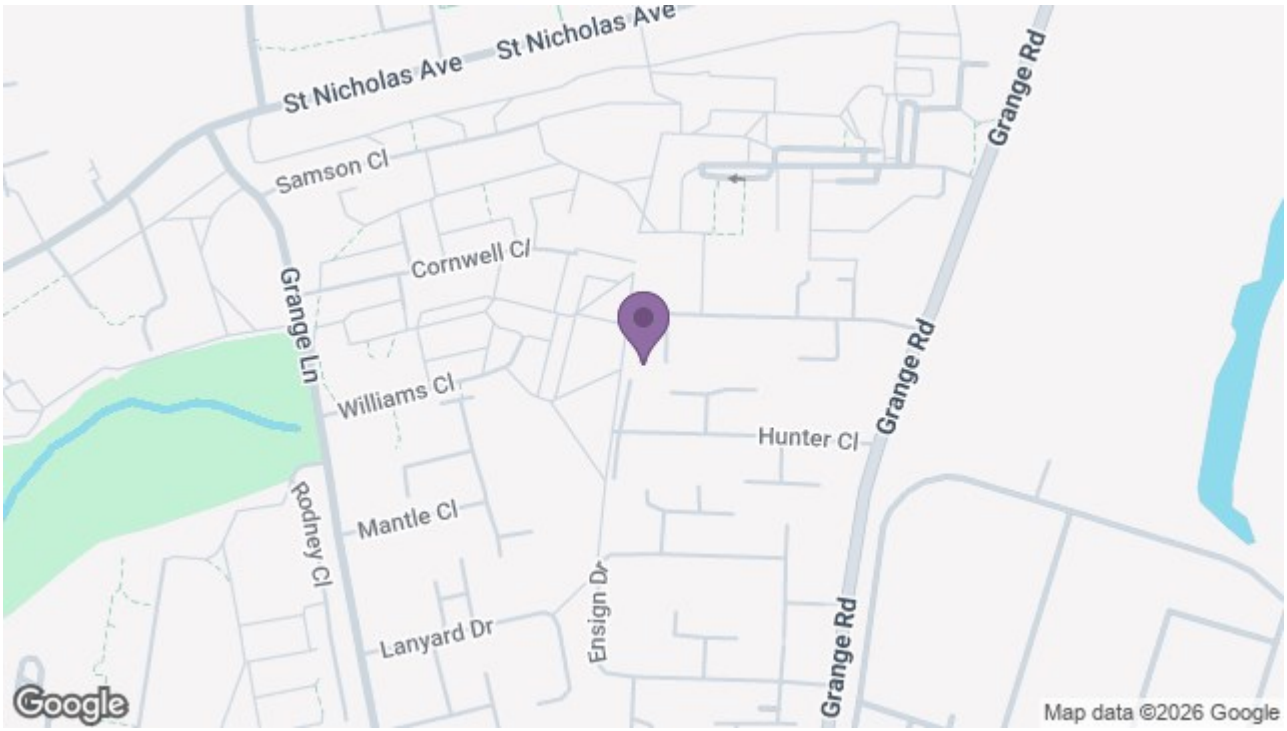
1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



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TOTAL FLOOR AREA : 611 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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