





St. Anns Crescent, Gosport, PO12 3JJ

fox & sons

welcome to

St. Anns Crescent, Gosport

Modern Three Bedroom Home with Allocated Parking, Stylish Kitchen, Newly Laid Flooring & Private Rear Garden, Ideally Located Close to Shops, Schools and Transport Links, Perfect for First Time Buyers.

Hall

Lounge / Diner
18' 3" max x 15' 5" max (5.56m max x 4.70m max)

Kitchen
9' 9" max x 7' 10" max (2.97m max x 2.39m max)

On The First Floor

Bedroom 1
13' max x 12' 9" max (3.96m max x 3.89m max)

Bedroom 2
11' 2" max x 6' 9" max (3.40m max x 2.06m max)

Bedroom 3
7' 7" max x 5' 9" max (2.31m max x 1.75m max)

Bathroom

On The Outside

Enclosed Rear Garden

Allocated Parking Space

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









view this property online fox-and-sons.co.uk/Property/GOS114012

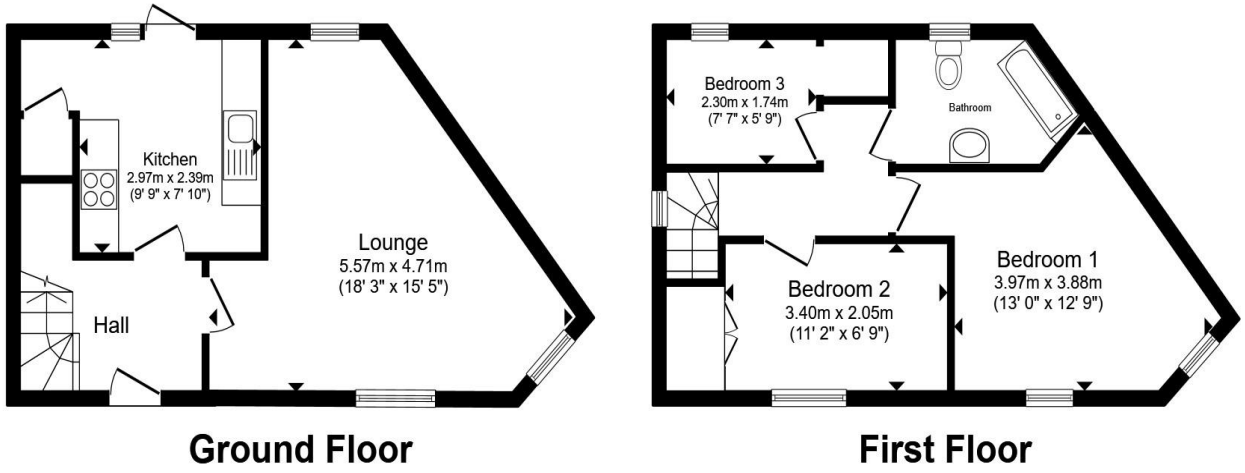
welcome to

St. Anns Crescent, Gosport

- Modern Three Bedroom Home
- Rear Enclosed Garden
- Allocated Parking Space to Rear
- Modern Fitted Kitchen
- Newly Laid Flooring

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£220,000



Ground Floor **First Floor**

Total floor area 70.6 m² (759 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.propertybox.io

fox & sons

view this property online fox-and-sons.co.uk/Property/GOS114012

The Property Ombudsman

Property Ref:
GOS114012 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

023 9250 3733

Gosport@fox-and-sons.co.uk

10 High Street, GOSPORT, Hampshire, PO12 1BX

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.