



£165,000
81 Magennis Close
Gosport, PO13 9PR

PROPERTY SUMMARY

A well-proportioned and well-presented three bedroom non-standard construction property, thoughtfully refurbished by the current vendors to create a comfortable and modern family home. The accommodation briefly comprises two reception rooms, providing versatile living, together with a kitchen/diner ideal for family meals and social gatherings. To the first floor are three good sized bedrooms and a modern family bathroom. Externally, the property benefits from an enclosed rear garden, offering a private outdoor space suitable for families and entertaining. Further features include double glazing, solar panels and an air source heat pump, enhancing the home's energy efficiency and helping to reduce running costs. Viewing is highly recommended to fully appreciate the size, presentation and improvements this property has to offer.





ENTRANCE HALL

KITCHEN/DINER

LOUNGE 14' 7" x 11' 5" (4.47m x 3.48m)

RECEPTION ROOM 11' 3" x 9' 6" (3.45m x 2.90m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 0" x 11' 3" (3.68m x 3.45m) Maximum measurements

BEDROOM TWO 11' 6" x 11' 3" (3.53m x 3.43m)

BEDROOM THREE 8' 7" x 8' 3" (2.62m x 2.54m)

BATHROOM

OUTSIDE

REAR ENCLOSED GARDEN

AGENTS NOTES Tenure; Leasehold
Length of Lease 87
Service Charge £1380 PA





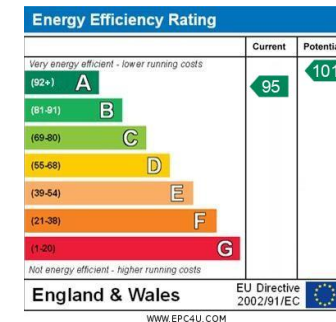
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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