



O.I.E.O £215,000
Marlin Close
Hampshire, PO13 9UZ

PROPERTY SUMMARY

Located in a popular residential area, this modern 2-bedroom terraced house offers comfortable and practical living, ideal for first-time buyers, investors or those looking to downsize. The property includes a fitted kitchen, upstairs bathroom, and a good-sized living area. Both bedrooms are well-proportioned. Outside, there is an enclosed rear garden, off-road parking for two cars to the front of the property. Conveniently situated close to local amenities, schools, and transport links, this home offers excellent value in a sought-after location.





ENTRANCE HALL

KITCHEN 11' 6" x 6' 2" (3.53m x 1.88m)

LOUNGE 12' 11" x 12' 7" (3.94m x 3.84m)

FIRST FLOOR LANDING

BEDROOM 1 12' 7" x 9' 3" (3.84m x 2.84m)

BEDROOM 2 12' 7" x 8' 9" (3.84m x 2.67m)

SHOWER ROOM

OUTSIDE

REAR ENCLOSED GARDEN

TWO ALLOCATED PARKING BAYS





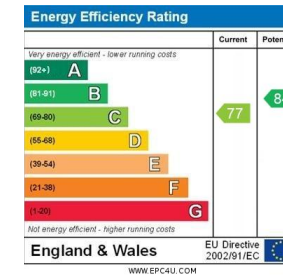
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services of a surveyor and architect should be used to verify the accuracy of the floorplans as to their accuracy or efficiency can be given. Marked with Mortgage CD02.

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

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.

**Jeffries
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