



Moorsum House, James Road, Gosport PO13 0TF

fox & sons

welcome to

Moorsum House James Road, Gosport

**** NO ONWARD CHAIN ** Close to Shops and Schools ** GREAT for Bus and Road Links ** Easier Access to Fareham ** Viewing is a MUST ****

Entrance Hall

Door to access, security entry system.

Lounge/Kitchen

18' 7" x 16' 2" (5.66m x 4.93m)

UPVC door to garden, UPVC double glazed windows to rear and side elevation, matching wall and base units, space for cooker, stainless steel sink and drainer unit, wall mounted gas boiler, space for fridge/freezer, two radiators.

Bedroom

UPVC double glazed window to front elevation, fitted cupboard, radiator.





Bathroom

Bath with shower attachment, wash hand basin, wc, storage cupboard housing tumble dryer, tiled surround and tiled flooring.



Rear Garden

The garden is laid to lawn with a patio section and enclosed by railings.



view this property online fox-and-sons.co.uk/Property/GOS113058



welcome to

Moorsum House James Road, Gosport

- Ideal First Time Buy
- No Onward Chain
- Ground Floor
- One Bedroom
- Open Plan Living

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2136.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



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.focalagent.com

view this property online fox-and-sons.co.uk/Property/GOS113058



Property Ref:
GOS113058 - 0005

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk