



Williams Close, Gosport, PO13 9QR

welcome to

Williams Close, Gosport

**** No Onward Chain ** Cash Buyers Only ** Investment Opportunity ** Perfect Rental Property ** Viewing is a Must! ****

Entrance Hall

Double glazed front door, security entry system, storage cupboards.

Study

5' 9" x 5' 5" (1.75m x 1.65m)
Power and light.

Bedroom One

11' 7" max x 11' 4" max (3.53m max x 3.45m max)
Double glazed window to rear aspect, built in wardrobes, wall light point.

First Floor

Doors to all rooms.

Lounge

14' 8" max x 11' 5" max (4.47m max x 3.48m max)
Double glazed window to rear aspect, double glazed door to balcony. TV point, electric storage heater, door to kitchen.

Kitchen

11' 5" max x 9' 10" max (3.48m max x 3.00m max)
Two double glazed windows to front aspect, wall and base level units, single drainer sink unit with mixer tap. space for washing machine, integrated oven and hob with filter hood above, tiled surrounds, space for fridge freezer.

Bathroom

Panelled bath with wall mounted shower over, wash hand basin, low level WC, Heated towel rail. double glazed window to rear aspect, storage cupboard housing hot water tank.





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welcome to

Williams Close, Gosport

- Two Double Bedrooms
- Fitted Kitchen
- Balcony
- Close to Shops
- Close to Schools

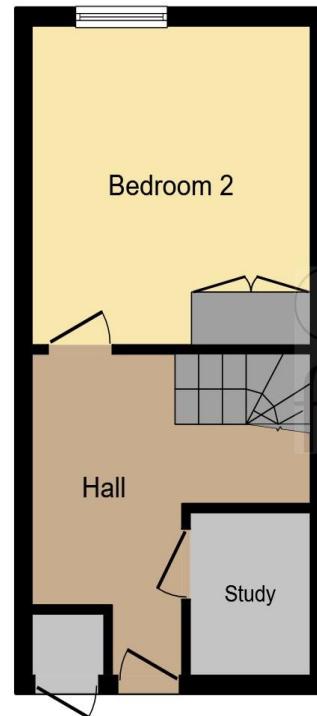
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1064.00

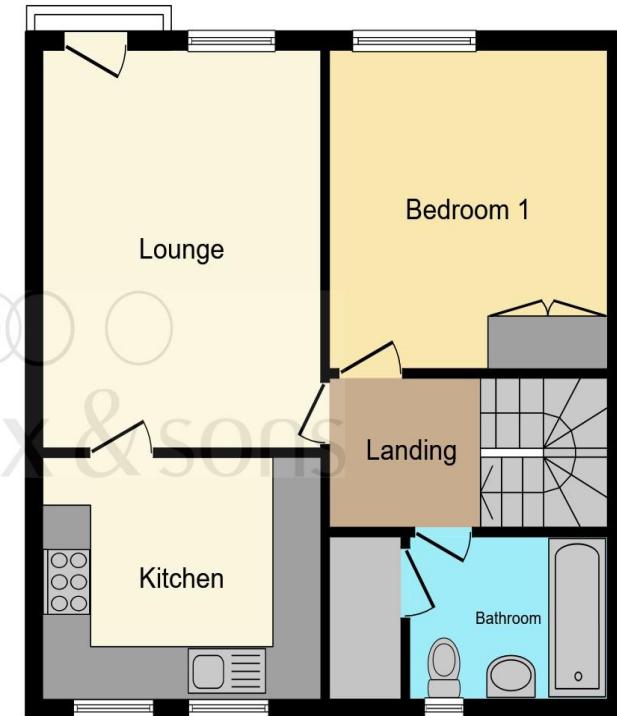
Ground Rent: 848.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£100,000



Ground Floor



First Floor

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

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Property Ref:
GOS112753 - 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.



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