



OFFERS IN EXCESS OF
£200,000
31 Henville Close
Gosport, PO13 9SE

PROPERTY SUMMARY

A very well-presented two-bedroom first floor maisonette offering spacious and comfortable accommodation throughout. The property features a bright and airy living area, with separate lounge, dining room, a fitted kitchen with a range of wall and base units, and two well-proportioned bedrooms. Along with a modern four-piece suite bathroom suite, including a bath and separate shower, providing both practicality and style. Additional features include good storage and a private garden, ideal for relaxing or entertaining. Conveniently located close to local amenities, transport links and schools, this property would make an ideal purchase for first-time buyers, downsizers or investors alike.





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ENTRANCE HALL

LOUNGE 15' 7" x 8' 11" (4.75m x 2.74m)

DINING ROOM 14' 0" x 6' 2" (4.27m x 1.88m)

KITCHEN 9' 8" x 8' 7" (2.95m x 2.64m)

BEDROOM ONE 11' 8" x 9' 8" (3.58m x 2.97m)

BEDROOM TWO 10' 9" x 9' 3" (3.28m x 2.82m)

BATHROOM

OUTSIDE

ENCLOSED GARDEN

TWO BRICK BUILT SHEDS

AGENTS NOTE Tenure; Leasehold

Years on lease 125 years from 2022

Service Charge, £111 per month including ground rent.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of walls, openings, rooms 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 here have not been tested and no guarantee as to their condition or efficiency can be given. Made with Energy 10.5.04

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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