

**£140,000**  
**7 Myrtle Close**  
Gosport, PO13 0PW

## PROPERTY SUMMARY

A well-presented first-floor maisonette, ideal for first-time buyers or down-sizers alike. The property offers a spacious and bright lounge, a generously sized double bedroom, a fitted kitchen, and a bathroom. Recently redecorated throughout and benefiting from new carpeting, the home is ready to move into with minimal effort.

Externally, the property includes the added convenience of an allocated parking bay. Situated in a desirable location, this maisonette combines comfort, practicality, and excellent value. Offered with No Forward Chain!





#### **ENTRANCE HALL & STAIRS**

**LIVING ROOM** 17' 0" x 11' 7" (5.20m x 3.54m)

**DINING ROOM** 11' 4" x 6' 4" (3.46m x 1.94m)

**KITCHEN** 9' 9" x 9' 0" (2.98m x 2.76m)

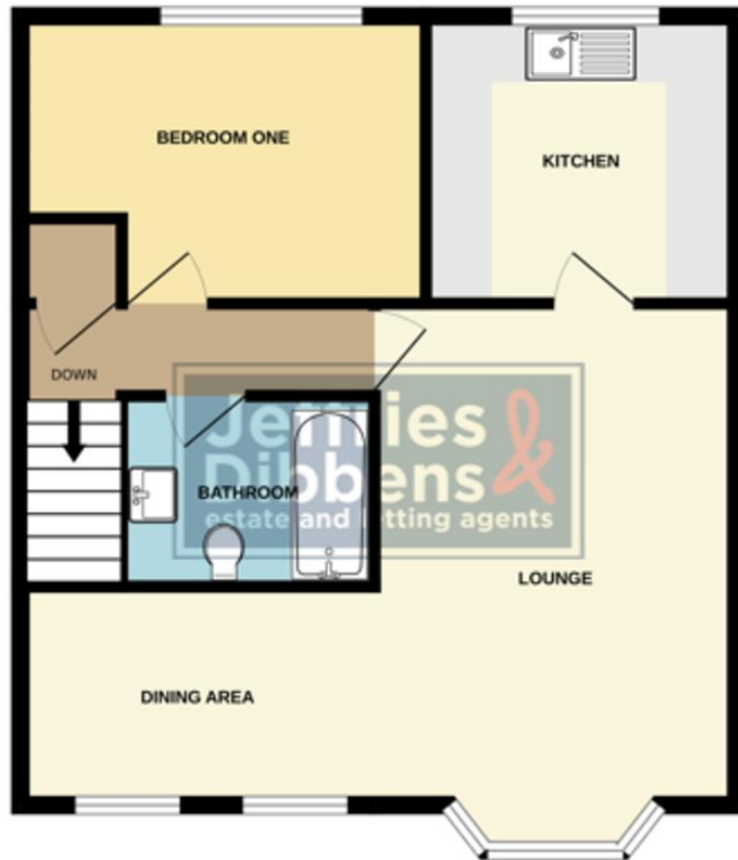
**BEDROOM** 12' 9" x 9' 0" (3.89m x 2.76m)

**BATHROOM** 9' 0" x 5' 10" (2.75m x 1.78m)

**AGENTS NOTES** Tenure; Leasehold  
Length of lease 86 years.  
Service Charge £50 P/A  
Ground Rent £0



FIRST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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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