



Vernon Road, Gosport PO12 3NT

welcome to

Vernon Road, Gosport

**** Close to Shops and Schools ** Perfect for Bus and Road Links ** In Need of Some Modernisation ** Great Starter Home ** Ideal Investor Home **
No Onward Chain ****

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hallway

Glazed front door, window to front aspect, radiator, understairs cupboard.

Reception Room One

14' 1" max x 11' 9" max (4.29m max x 3.58m max)
Double glazed bay window to front aspect, Gas fire with back boiler, radiator.

Lounge

21' 7" max x 9' 10" max (6.58m max x 3.00m max)
Double glazed window to rear aspect, two radiators.

Kitchen

8' 7" x 7' 8" (2.62m x 2.34m)
Double glazed window to rear aspect, door to rear lobby, wall and base level units, integrated oven and hob, space for fridge freezer, space for washing machine, one and a half bowl stainless steel and sink unit, tiled surrounds.

Rear Lobby

Door to rear garden, door to WC.

Wc

Low level WC, wash hand basin, window to side aspect.





On First Floor

Loft access, cupboard housing hot water tank.

Bedroom One

11' 5" x 9' 7" (3.48m x 2.92m)

Double glazed window to front aspect, radiator, fitted wardrobes.

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed window to rear aspect, radiator.

Bedroom Three

8' 9" x 7' 8" (2.67m x 2.34m)

Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to front aspect, panelled bath with shower over, tiled walls, radiator.

Front Garden

Enclosed by brick wall.

Rear Garden

Laid to patio, raised borders, panelled fencing, garage, rear pedestrian access.

Agents Note

Solar panels which were installed in 2022 under the government's warm home scheme.



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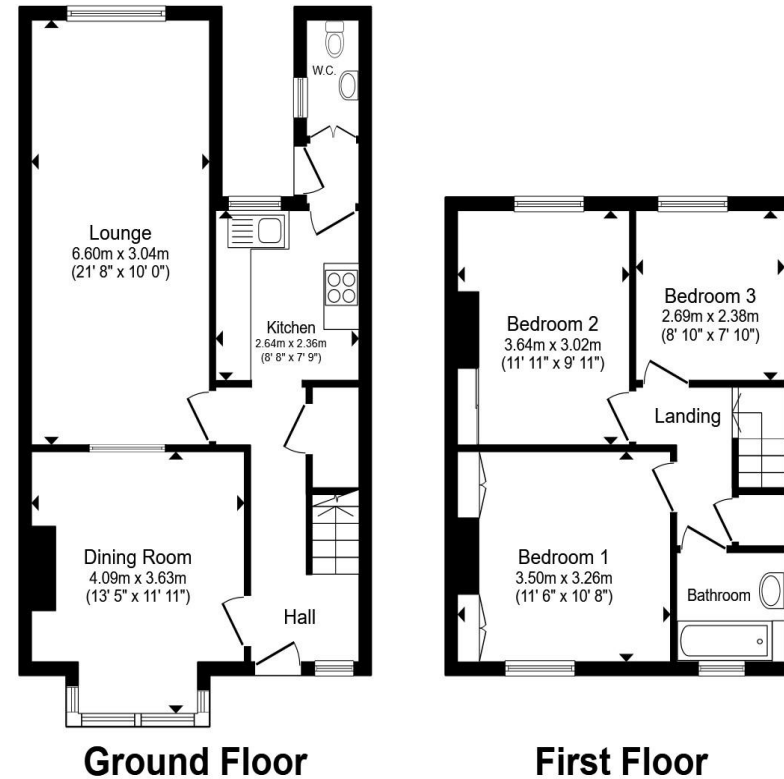
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms, Extended
- Solar Panels installed in 2022

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£165,000



Total floor area 91.6 m² (986 sq.ft.) approx

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.propertybox.io

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Property Ref:
GOS113804 - 0005

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 fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk