



Mantle Close, Gosport, PO13 9QT

welcome to

Mantle Close, Gosport

Fantastic cash-buyer opportunity: two-bed maisonette with its own private garden!

Entrance Hall

Door to front access, stairs to first floor landing,
door to:

Bedroom 2

12' 9" x 11' 4" (3.89m x 3.45m)
UPVC door to rear access, UPVC double glazed
window to rear elevation, electric radiator, in-built
wardrobe.

First Floor Landing

Doors to:

Lounge

14' 7" max x 11' 4" max (4.45m max x 3.45m max)
Two UPVC double glazed windows to rear elevation,
UPVC door to balcony, electric radiator, opening to:

Kitchen/Diner

11' 4" x 9' 1" (3.45m x 2.77m)
Three UPVC double glazed windows to front
elevation, matching wall and base units, work
surfaces, stainless steel sink and drainer unit, space
for cooker and fridge/freezer, plumbing for washing
machine.



Storage Area

5' 7" x 5' 4" (1.70m x 1.63m)
Work surface.



Bedroom 1

11' 8" max x 11' 4" max (3.56m max x 3.45m max)
Two UPVC double glazed windows to rear elevation,
in-built wardrobe, electric radiator.

Rear Garden

To the rear the garden is patio laid with pedestrian
rear access and enclosed to perimeters.



view this property online fox-and-sons.co.uk/Property/GOS113279



welcome to

Mantle Close, Gosport

- Two bedroom maisonette set over two floors
- Ground floor with garden
- Two double bedrooms with built-in wardrobe
- Kitchen/dining room
- Family bathroom

Tenure: Leasehold EPC Rating: D

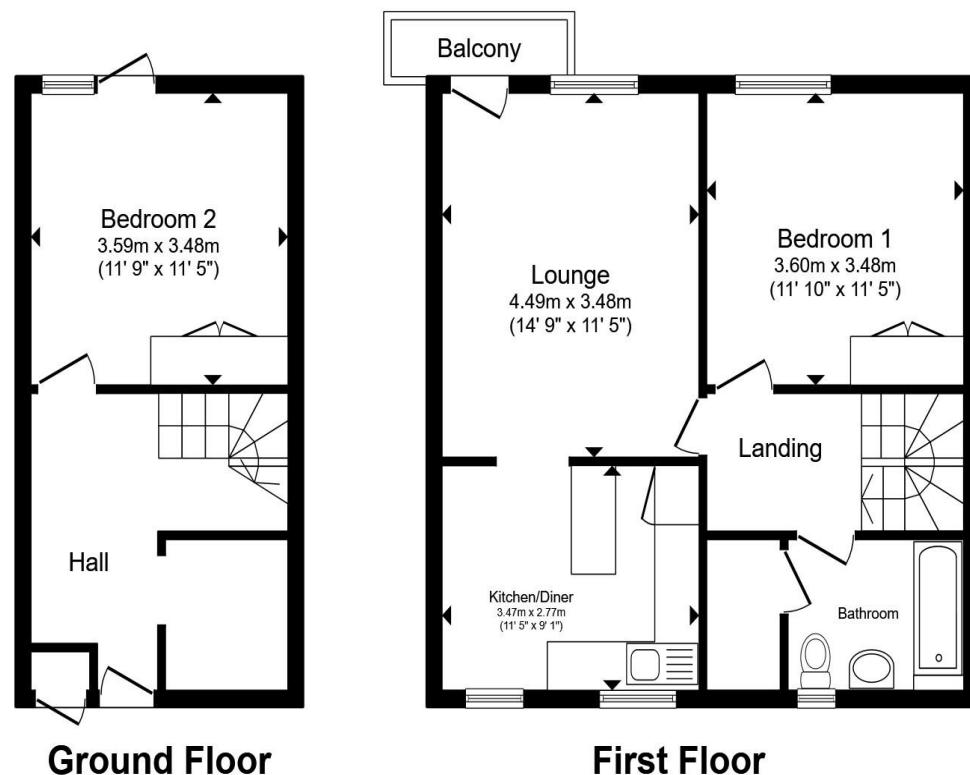
Council Tax Band: A Service Charge: 1444.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1980. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£90,000



Total floor area 77.6 m² (835 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



view this property online fox-and-sons.co.uk/Property/GOS113279



Property Ref:
GOS113279 - 0002

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