



**Thornton Road, GOSPORT, PO12 4LA**



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## **Thornton Road, GOSPORT**

**\*\* Close to Shops and Schools \*\* Ideal for Bus and Road Links \*\* A Short Walk to the Sea and Open Parkland \*\* Perfect Investment Opportunity \*\***  
**Need Renovating \*\***

### **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.

### **Entrance Porch**

UPVC door to front access, inner door to:

### **Entrance Hall**

Stairs to first floor landing, understairs storage.

### **Lounge**

17' 2" x 11' 5" ( 5.23m x 3.48m )

Door and window to conservatory, gas fire.

### **Kitchen**

11' 4" x 7' ( 3.45m x 2.13m )

UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit, space for cooker and fridge/freezer.

### **Conservatory**

9' 4" x 6' 5" ( 2.84m x 1.96m )

UPVC door to rear garden, UPVC double glazed window to rear elevation.

### **Bathroom**

UPVC double glazed window to front elevation, bath, wc, wash hand basin.





### **First Floor Landing**

Access to loft space, doors to:

### **Bedroom 1**

17' 3" x 11' 4" ( 5.26m x 3.45m )

UPVC double glazed window to rear elevation, gas fire.

### **Bedroom 2**

11' 3" x 7' 1" ( 3.43m x 2.16m )

UPVC double glazed window to front elevation.

### **Bedroom 3**

9' 7" x 5' 9" ( 2.92m x 1.75m )

UPVC double glazed window to front elevation.

### **Outside**

To the front there is a courtyard style garden with a pathway leading to the front door and enclosed by hedges. To the rear the garden is enclosed by fencing.



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## **Thornton Road, GOSPORT**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Enclosed Rear garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

**£180,000**

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Property Ref:  
GOS112676 - 0003

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**023 9250 3733**



[Gosport@fox-and-sons.co.uk](mailto:Gosport@fox-and-sons.co.uk)



10 High Street, GOSPORT, Hampshire, PO12 1BX



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