



Camp Road, Gosport PO13 0XU

welcome to

Camp Road, Gosport

Versatile three/four bedroom DETACHED bungalow ** Extended kitchen/dining room ** Driveway providing off street parking
Requested location ** Enclosed rear garden and garage to rear ** No chain ahead ** Contact Fox & Sons on 02392 503733 to view!

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 Hall

Composite front door, radiator, loft access.

Lounge

16' 6" x 11' 3" (5.03m x 3.43m)

Upvc double glazed window to rear aspect, radiator.

2nd Lounge/Bedroom Four

15' 8" into bay x 11' 3" max (4.78m into bay x 3.43m max)

Upvc double glazed bay window to front aspect, feature fireplace.

Extended Kitchen/Dining Room

25' 7" max x 10' 6" max (7.80m max x 3.20m max)

Upvc double glazed window to side and french door to garden, matching range of eye and base level units with work surface over, stainless steel one and a half bowl sink drainer, plumbing for washing machine and tumble dryer, radiator, space for range style cooker with hood over, space for American style fridge/freezer.



**Bedroom One**

12' x 8' 9" (3.66m x 2.67m)

Upvc obscure double glazed window to side aspect, fitted wardrobe, radiator.

Bedroom Two

9' 9" x 9' (2.97m x 2.74m)

Upvc double glazed window to side aspect, radiator, fitted wardrobe.

Bedroom Three

9' 9" x 8' 2" (2.97m x 2.49m)

Upvc double glazed window to front aspect.

Family Bathroom

Obscure double glazed window to side aspect, radiator, shower cubicle, bath, wc, tiled surrounds, wash hand basin with utility cupboard under.

**Driveway**

Offering off road parking and pathway leading to front door.

Rear Garden

Patio, decking area, pedestrian side access, door to garage

Garage To Rear

Up and over door



view this property online fox-and-sons.co.uk/Property/GOS113801



welcome to

Camp Road, Gosport

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Versatile three/four bedroom DETACHED bungalow
- Extended kitchen/dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£280,000



Total floor area 95.6 m² (1,029 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/GOS113801



Property Ref:
GOS113801 - 0006

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