



St. Nicholas Avenue, Gosport, PO13 9RP

welcome to

St. Nicholas Avenue, Gosport

Chain-Free Ground Floor Gem with Stylish Refitted Kitchen, Four-Piece Bathroom & Private Garden Ready to Move Straight Into!

Entrance Hall

Lounge

16' 2" max x 10' 11" max (4.93m max x 3.33m max)

Kitchen

9' 11" max x 8' 8" max (3.02m max x 2.64m max)

Bedroom 1

12' 6" max x 9' 11" max (3.81m max x 3.02m max)

Bedroom 2

11' 11" max x 10' 1" max (3.63m max x 3.07m max)

Four Piece Bathroom

Enclosed Rear Garden

External Brick Sheds

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

St. Nicholas Avenue, Gosport

- Extremely Well Presented Two Bedroom GROUND FLOOR Maisonette
- Enclosed Rear Garden With Brick Storage Sheds
- No Onward Chain - Move In Quickly!
- Re-Fitted Modern Integral Kitchen & Four Piece Bathroom Suite
- Close to Shops, Schools & Bus Routes

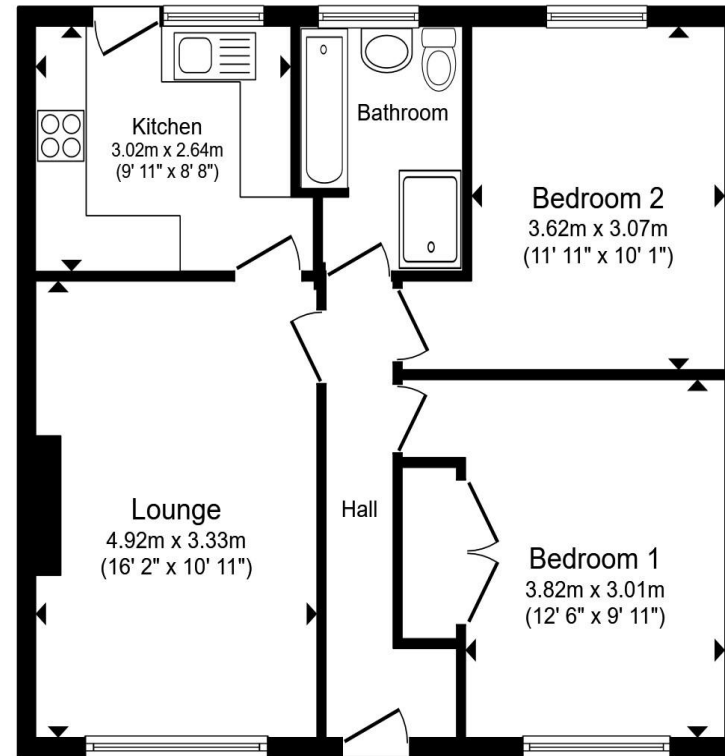
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£210,000



Total floor area 62.4 m² (672 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:
GOS113913 - 0003

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.

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