Asking Price £240,000

Green Crescent, Gosport PO13 0DL



HIGHLIGHTS

- Good size two-bedroom house
- No onward chain
- Ideal for commuters, located on the outskirts of Gosport
- Double glazing and gas central heating
- Spacious lounge opening into a separate dining room
- Fitted kitchen with separate utility room
- Two double bedrooms
- Good size rear garden with brick-built shed and rear access

TWO BEDROOM HOUSE WITH GOOD SIZE GARDEN & NO ONWARD CHAIN!

A good size two-bedroom house offered for sale with NO ONWARD CHAIN, conveniently located on the outskirts of Gosport, making it ideal for commuters. The property benefits from double glazing and gas central heating, a spacious lounge opening into a separate dining room with French doors leading out to the rear garden, a fitted kitchen and separate utility room. Upstairs, there are two double bedrooms and a family bathroom. Outside, the property boasts a good size rear garden with a brick-built shed and rear access. Conveniently situated close to local shops, bus routes and schools, this property would make an ideal first-time purchase or investment opportunity.

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE
12'1" x 12'0" (3.70 x 3.66)

DINING ROOM
10'4" x 7'0" (3.15 x 2.15)

KITCHEN
7'1" x 10'3" (2.16 x 3.14)

UTILITY ROOM
5'7" x 6'8" (1.72 x 2.05)

FIRST FLOOR LANDING

BEDROOM 1
15'8" x 9'7" (4.80 x 2.94)

BEDROOM 2
12'1" x 9'4" (3.70 x 2.87)

BATHROOM
6'7" x 5'3" (2.02 x 1.62)

Outside

ENCLOSED REAR GARDEN

BRICK BUILT SHED

FREEHOLD - Council Tax Band B

AML - Anti Money Laundering Procedure
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Financial Services
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

Buyer Verification
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

Recommended Solicitors
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

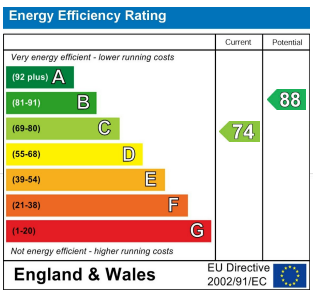
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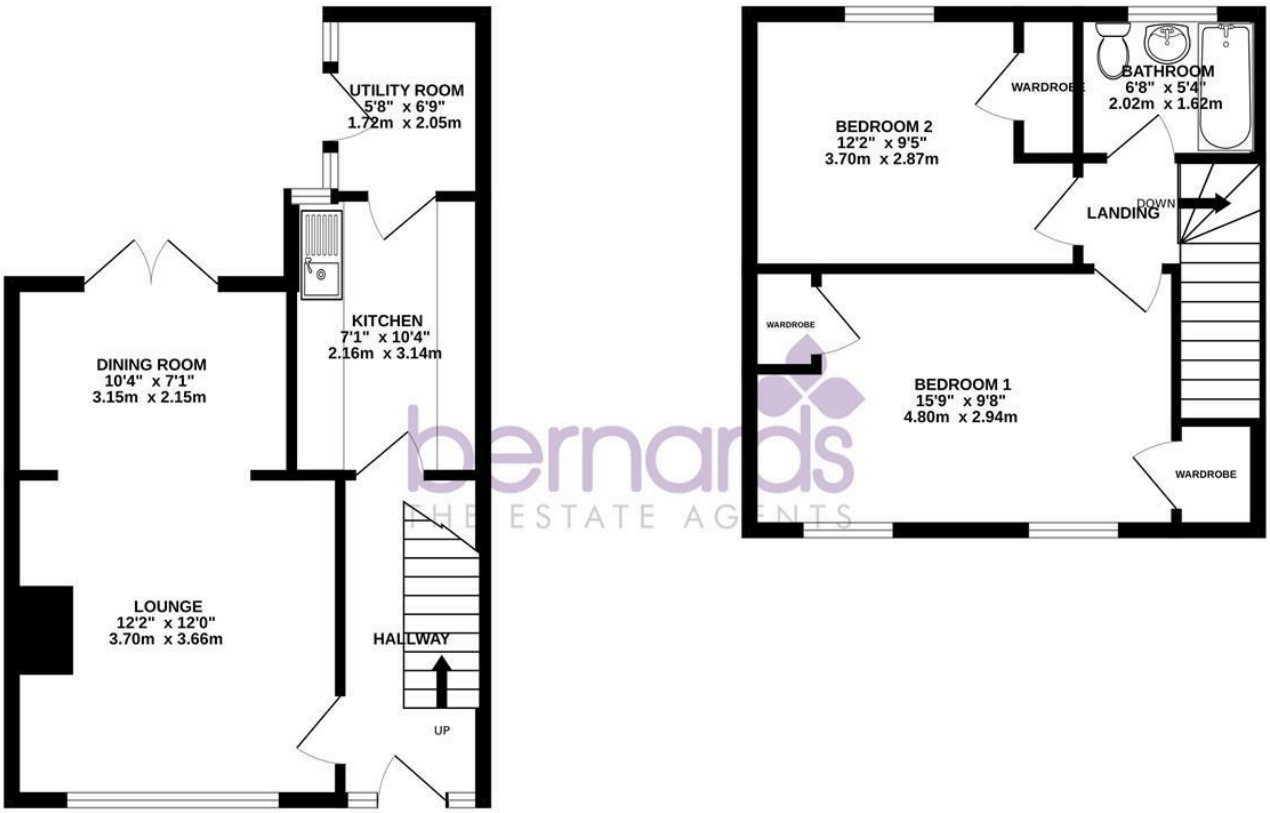




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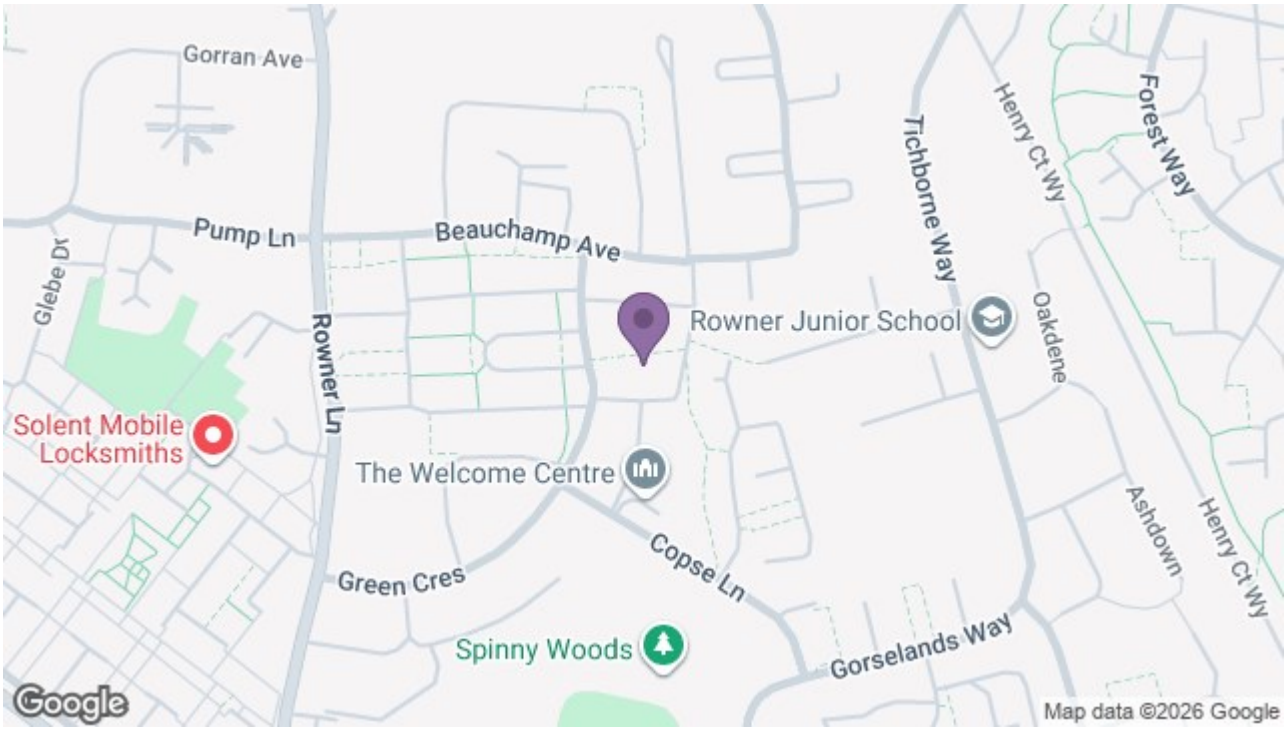
GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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