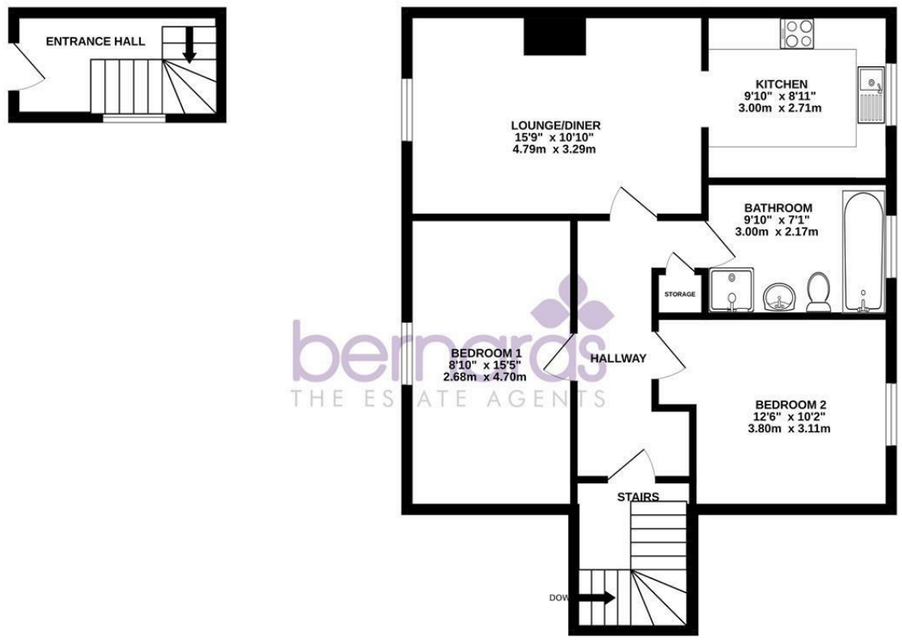
GROUND FLOOR
60 sq.ft. (5.6 sq.m.) approx.

FIRST FLOOR
703 sq.ft. (65.3 sq.m.) approx.




TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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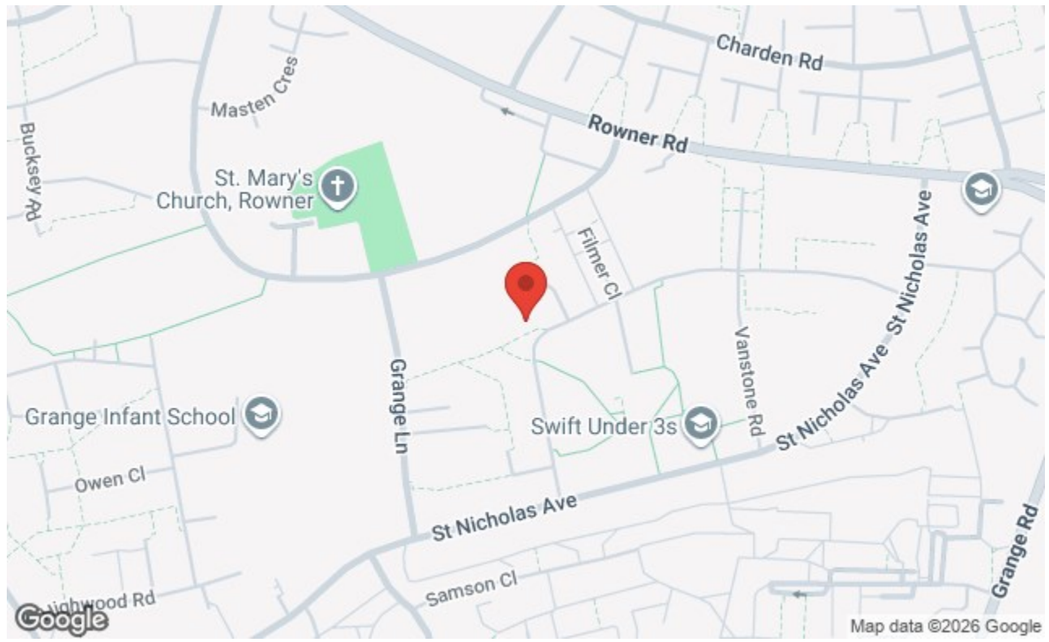


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FOR SALE

# Offers Over £190,000

Shackleton Road, Gosport PO13 9SG

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## HIGHLIGHTS

- Two Double Bedrooms
- First Floor Maisonette
- Own Private Rear Garden
- Allocated Parking Space
- Modern Fitted Kitchen with Integrated Appliances
- Spacious Lounge
- Double Glazing & Gas Central Heating
- Ideal First-Time Purchase
- Two Brick-Built Sheds

***Guide Price £190,000 - £200,000***

A Well-Presented Two Bedroom Maisonette with Private Rear Garden

A fantastic opportunity to purchase this beautifully presented two-bedroom first floor maisonette, situated within a highly sought-after location of Gosport.

The property offers two generous double bedrooms, a spacious lounge, modern fitted kitchen with integrated appliances and a contemporary bathroom suite.

Externally, the property benefits from its own private rear garden and an allocated parking space. Further features include double glazing, gas central heating and plenty of natural light throughout. An ideal first-time purchase or investment opportunity.

Early viewing is highly recommended!

Call today to arrange a viewing
02392 004660
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# PROPERTY INFORMATION

**ENTRANCE HALL**
Stairs to the first floor landing.

**FIRST FLOOR LANDING**

**KITCHEN**
9'10" x8'10" (3.00 x2.71)

**LOUNGE/DINER**
15'8" x 10'9" (4.79 x 3.29)

**BEDROOM ONE**
8'9" x15'5" (2.68 x4.70)

**BEDROOM TWO**
12'5" x 10'2" (3.80 x 3.11)

**BATHROOM**
9'10" x 7'1" (3.00 x 2.17)

**OUTSIDE**

**ENCLOSED REAR GARDEN**

**TWO BRICK BUILT SHEDS**

**ALLOCATED PARKING SPACE**

**LEASEHOLD INFORMATION**
We have been advised by the seller that the property benefits from approximately 110 years remaining on the lease, with no ground rent payable and a monthly service charge of £123.

**COUNCIL TAX BAND A**

**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.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.




















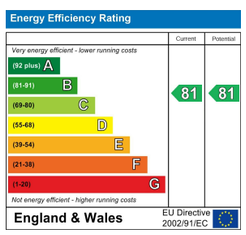


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