



Ayling Close, Gosport, PO13 9SA

welcome to

Ayling Close, Gosport

Located in a quiet cul-de-sac, this well-presented two-bedroom first-floor maisonette offers a private rear garden, garage in a nearby block, modern fitted kitchen, and gas central heating. An ideal opportunity for first-time buyers, investors, or those looking to downsize.

Entrance Hall

Hallway

Lounge

16' max x 10' 11" max (4.88m max x 3.33m max)

Kitchen

9' 11" max x 8' 9" max (3.02m max x 2.67m max)

Bedroom One

15' 7" max x 8' 9" max (4.75m max x 2.67m max)

Bedroom Two

10' 6" max x 10' 4" max (3.20m max x 3.15m max)

Bathroom

Enclosed Rear Garden

Garage In Block





view this property online fox-and-sons.co.uk/Property/GOS113897



welcome to

Ayling Close, Gosport

- Two Bedroom Maisonette
- Garage in Block
- Private Rear Garden
- Modern Fitted Kitchen
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1236.00

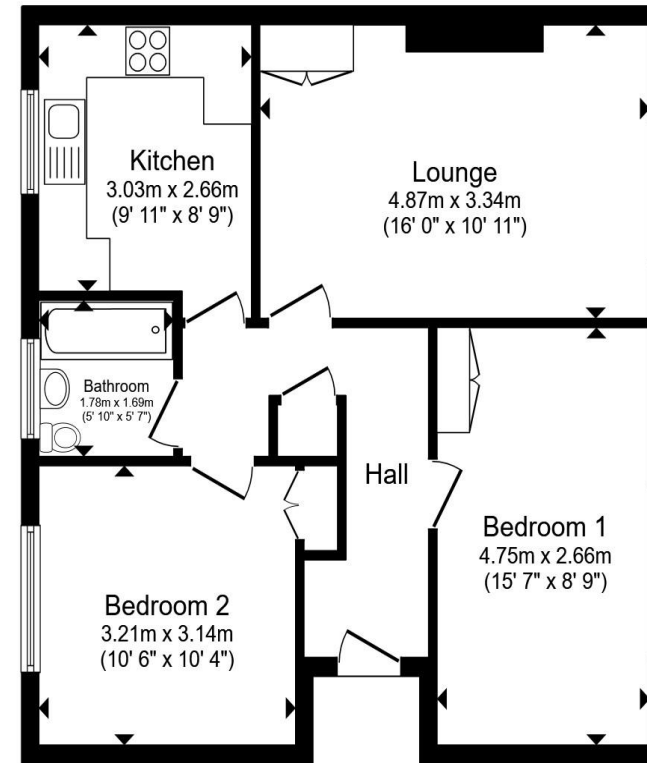
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£180,000



Total floor area 60.7 m² (654 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/GOS113897



Property Ref:
GOS113897 - 0002

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