





Braemar Road, Gosport, PO13 0YA

fox & sons

welcome to

Braemar Road, Gosport

Spacious two-bedroom semi-detached bungalow with driveway parking, modern open-plan living, enclosed rear garden and a convenient location on the outskirts of Gosport close to shops, schools and bus routes.

Hall

Lounge / Diner
16' 9" max x 14' max (5.11m max x 4.27m max)



Kitchen
8' 10" max x 8' 5" max (2.69m max x 2.57m max)

Shower Room
6' 5" max x 6' 1" max (1.96m max x 1.85m max)

Bedroom 1
16' 9" max x 9' 4" max (5.11m max x 2.84m max)

Bedroom 2
11' 1" max x 6' 11" max (3.38m max x 2.11m max)

Enclosed Rear Garden

Driveway Parking

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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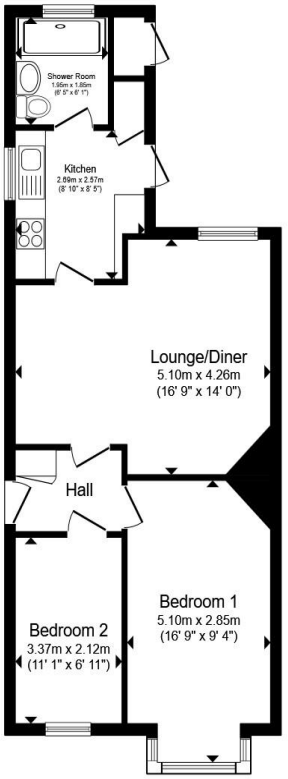
welcome to

Braemar Road, Gosport

- Two bedroom semi-detached bungalow
- Driveway parking to front
- Situated on the outskirts of Gosport
- Open plan lounge / dining room
- Modern kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£250,000



Total floor area 55.9 m² (602 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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The Property Ombudsman

Property Ref:
GOS113928 - 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.

fox & sons

023 9250 3733

Gosport@fox-and-sons.co.uk

10 High Street, GOSPORT, Hampshire, PO12 1BX

fox-and-sons.co.uk

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