



Main area: Approx. 84.1 sq. metres (905.2 sq. feet)
Plus outbuildings, approx. 18.1 sq. metres (195.1 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



97 High Street, Gosport, PO12 1DS
t: 02392 004660



FOR SALE

Offers Over £300,000

Bridgemary Grove, Gosport PO13 0UG

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 1 living room

HIGHLIGHTS

- Well-presented three bedroom bungalow on the outskirts of Gosport
- Spacious accommodation all on one level
- Three double bedrooms
- Front driveway providing off-road parking
- Garden room ideal as a hobby space or home office
- Modern fitted kitchen
- Double glazing
- Gas central heating

A WELL-PRESENTED THREE BEDROOM BUNGALOW WITH OFF ROAD PARKING

Bernards are delighted to offer for sale this spacious bungalow, situated on the outskirts of Gosport.

The property benefits from double glazing and gas central heating throughout.

All accommodation is on one level and comprises a spacious living room with feature bay window, a modern fitted kitchen, a shower

room, and three double bedrooms.

Externally, the property offers a front driveway providing off-road parking. The rear garden is enclosed and includes access to a garden room, which would make an ideal hobby space or home office.

A must view property!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
12'11" x 22'5" (3.95 x 6.85)

KITCHEN
14'11" x 9'0" (4.57 x 2.75)

BEDROOM ONE
12'6" x 10'5" (3.82 x 3.20)

BEDROOM TWO
10'0" x 8'8" (3.07 x 2.65)

BEDROOM THREE
9'11" x 11'5" (3.03 x 3.49)

BATHROOM

OUTSIDE

DRIVEWAY

ENCLOSED REAR GARDEN

GARDEN ROOM
15'3" x 12'9" (4.66 x 3.89)

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. Thank you.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

ANTI MONEY LAUNDERING (AML)

Bernards Estate agents 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

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. Bernards 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.

FREEHOLD / COUNCIL TAX BAND C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	47
EU Directive 2002/91/EC	
England & Wales	



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