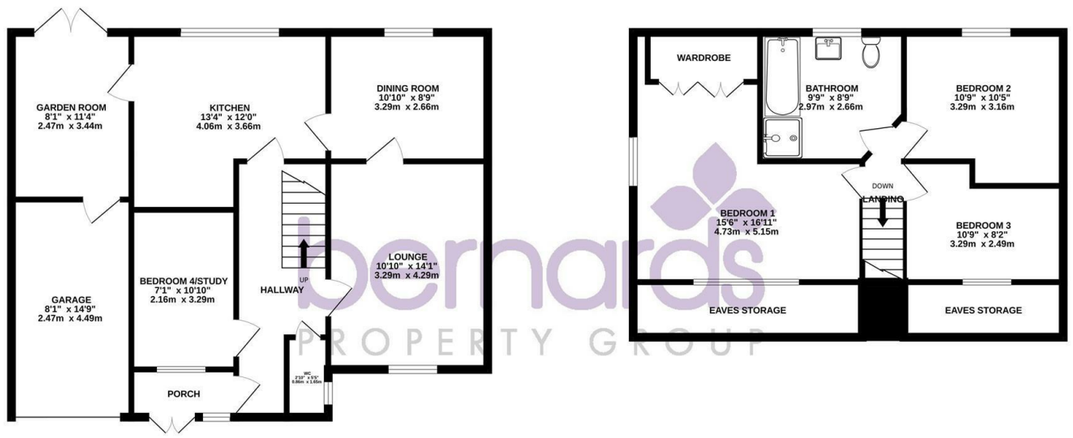
GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.

1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.




TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

# Offers Over £325,000

## High Drive, Gosport PO13 0QS

bernards
THE ESTATE AGENTS




4 1 2

## HIGHLIGHTS

- Spacious 3/4 bedroom semi-detached home
- No Forward Chain
- Two reception rooms
- Large fitted kitchen
- Downstairs cloakroom
- Family bathroom with separate shower
- Large summer house with light and power
- Integral garage with light and power
- Driveway providing off-road parking

***Guide price £325,000 to £350,000***

Spacious 3/4 Bedroom Semi-Detached Family Home | Garage | Summer House | No Forward Chain

Bernards Estate Agents are delighted to offer to the market this spacious and versatile three/four-bedroom semi-detached family home, ideally situated on the outskirts of Gosport, within easy reach of local amenities, excellent schools, bus routes and the beautiful seafront at Lee-on-the-Solent.

Offered with no onward chain, this fantastic home is perfect for families or buyers looking for a swift and straightforward move.

The accommodation is both generous and flexible. The ground floor comprises a welcoming entrance hall, convenient downstairs cloakroom, a versatile study which could also serve as a fourth bedroom, a spacious living room, separate dining room, a large fitted kitchen and a bright garden room providing additional living space. There is also internal access to the integral garage, which benefits from light and power.

Upstairs, the property offers three well-proportioned bedrooms together with a family bathroom featuring both a bath and a separate shower enclosure.

Externally, the property enjoys an enclosed rear garden, ideal for entertaining or relaxing, with rear access leading directly into a substantial summer house complete with light and power, making it an ideal home office, gym, hobby room or entertaining space. To the front, a private driveway provides convenient off-road parking.

Further benefits include double glazing, gas central heating and an excellent location close to local shops, schools, transport links and the popular beaches at Lee-on-the-Solent.

Properties offering this amount of versatile living space, excellent outside facilities and no forward chain are always in high demand. Contact Bernards Estate Agents today to arrange your viewing.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

# PROPERTY INFORMATION

**ENTRANCE PORCH**

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**STUDY/BEDROOM FOUR**
10'11 x 7'1 (3.33m x 2.16m)

**LIVING ROOM**
13'10 x 10'10 (4.22m x 3.30m)

**DINING ROOM**
10'10 x 8'9 (3.30m x 2.67m)

**KITCHEN**
13'4 x 11'9 (4.06m x 3.58m)

**GARDEN ROOM**
11'4 x 8'1 (3.45m x 2.46m)

**LANDING**

**BEDROOM ONE**
17'0 x 10'2 (5.18m x 3.10m)

**BEDROOM TWO**
11'0 x 8'6 (3.35m x 2.59m)

**BEDROOM THREE**
10'11 x 8'2 (3.33m x 2.49m)

**BATHROOM**
8'2 x 6'8 (2.49m x 2.03m)

**OUTSIDE**

**FRONT DRIVEWAY**

**ENCLOSED REAR GARDEN**

**SUMMER HOUSE**
18'3 x 12'2 (5.56m x 3.71m)

**GARAGE**
16'2 x 8'3 (4.93m x 2.51m)

**FREEHOLD / COUNCIL TAX BAND B**

**ANTI MONEY LAUNDERING**
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.

**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.

**REMOVALS**
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.

**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.

**BERNARDS 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!









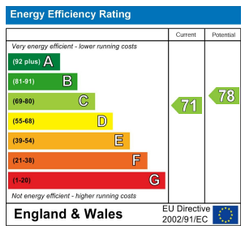













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