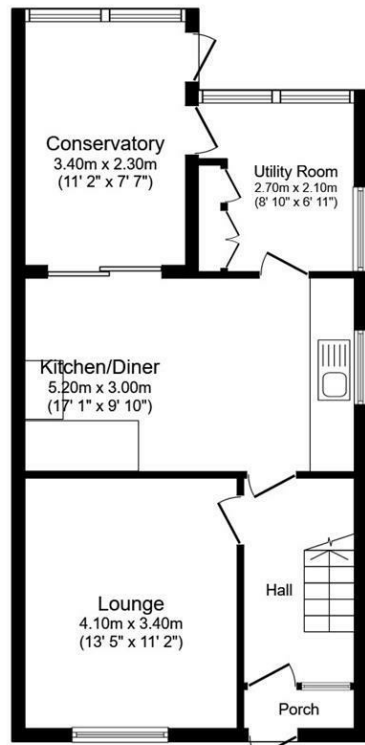


FOR SALE

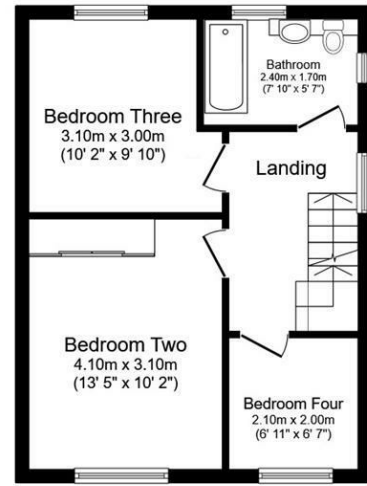
Offers Over £325,000

Downside, Gosport PO13 0JT

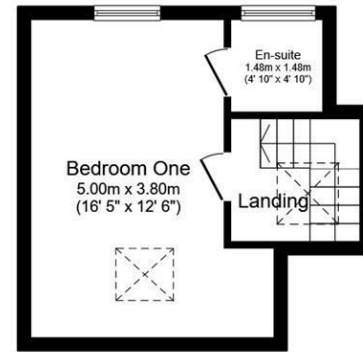
bernards  
THE ESTATE AGENTS



Ground Floor  
Floor area 56.1 sq.m. (604 sq.ft.)



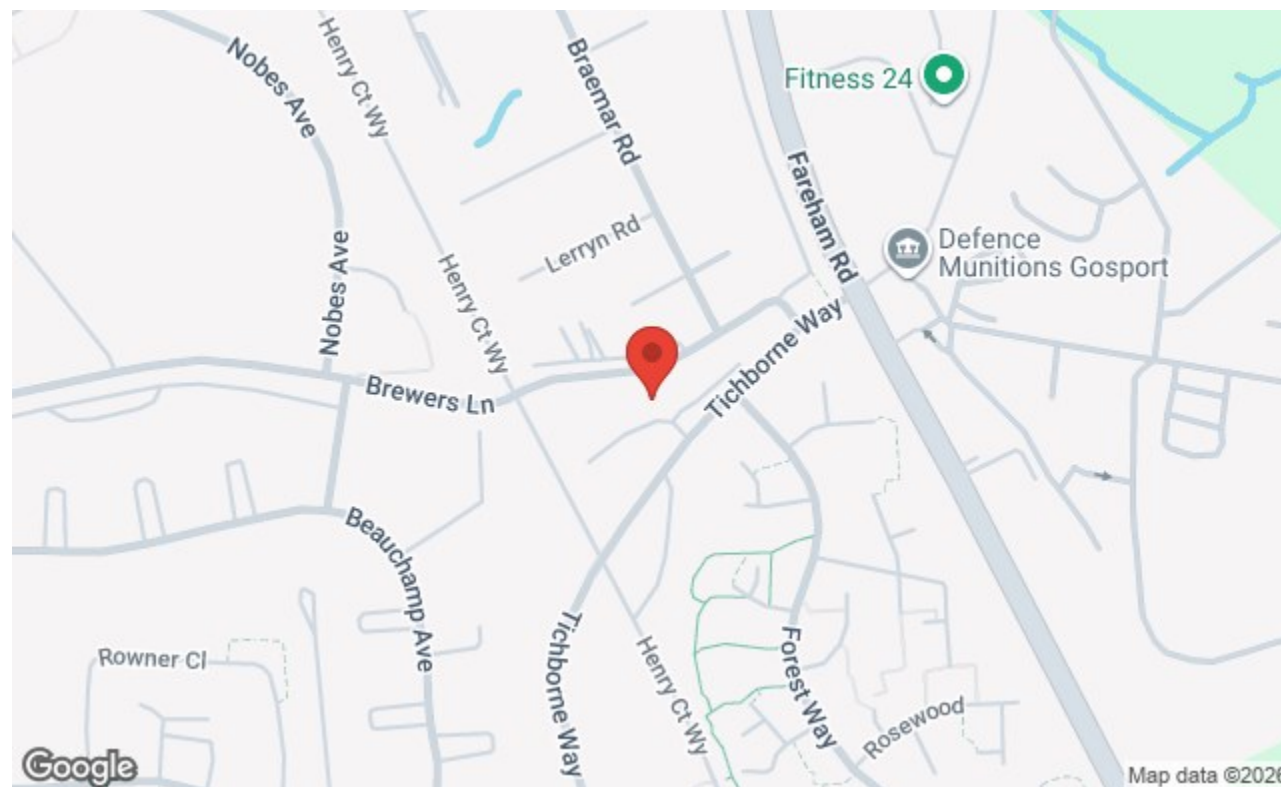
First Floor  
Floor area 38.0 sq.m. (409 sq.ft.)



Second Floor  
Floor area 23.8 sq.m. (256 sq.ft.)

Total floor area: 117.9 sq.m. (1,269 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



4 bedrooms, 2 bathrooms, 2 living areas

### HIGHLIGHTS

- Extended four-bedroom semi-detached house
- Master bedroom with en suite
- Spacious lounge and kitchen/diner
- Conservatory
- Garage & parking
- Double glazing & gas central heating
- Enclosed rear garden
- No onward chain
- Close to local shops, schools, bus routes, and commuting links

EXTENDED FOUR-BEDROOM SEMI-DETACHED HOUSE WITH GARAGE, PARKING & NO ONWARD CHAIN!

Bernards Estate Agents are pleased to bring to the market this spacious and well-presented family home, situated on the outskirts of Gosport and offering excellent access for those commuting out of the area. The property is conveniently located close to local shops, schools and bus routes.

The home benefits from double glazing and gas central heating. The ground floor accommodation comprises a generous lounge, a

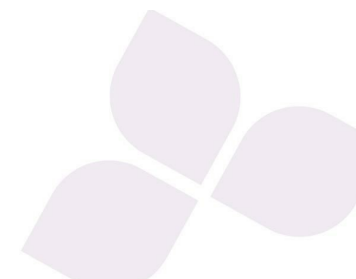
spacious kitchen/diner, separate utility room and a bright conservatory overlooking the garden.

On the first floor there are three well-proportioned bedrooms and a family bathroom. The second floor hosts the master bedroom, which benefits from its own en-suite.

Externally, the property offers an enclosed rear garden with rear access leading to the garage and additional parking.

Offered with no onward chain, this property would make an ideal family home and early viewing is highly recommended.

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



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



# PROPERTY INFORMATION

## ENTRANCE PORCH

## ENTRANCE HALL

## LOUNGE

13'5 x 11'2 (4.09m x 3.40m)

## KITCHEN/DINER

17'1 x 9'10 (5.21m x 3.00m)

## UTILITY ROOM

8'10 x 6'11 (2.69m x 2.11m)

## CONSERVATORY

11'2 x 7'7 (3.40m x 2.31m)

## FIRST FLOOR LANDING

## BEDROOM TWO

13'5 x 10'2 (4.09m x 3.10m)

## BEDROOM THREE

10'2 x 9'10 (3.10m x 3.00m)

## BATHROOM

7'10 x 5'7 (2.39m x 1.70m)

## SECOND FLOOR LANDING

## BEDROOM ONE

16'5 x 12'6 (5.00m x 3.81m)

## EN SUITE

4'10 x 4'10 (1.47m x 1.47m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## GARAGE & PARKING

## 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.

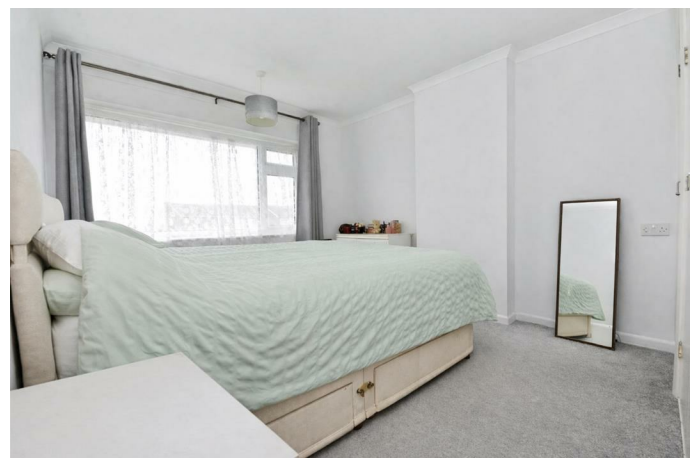
## SOLICITORS

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!

## 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	
58	70
EU Directive 2002/91/EC	
England & Wales	

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