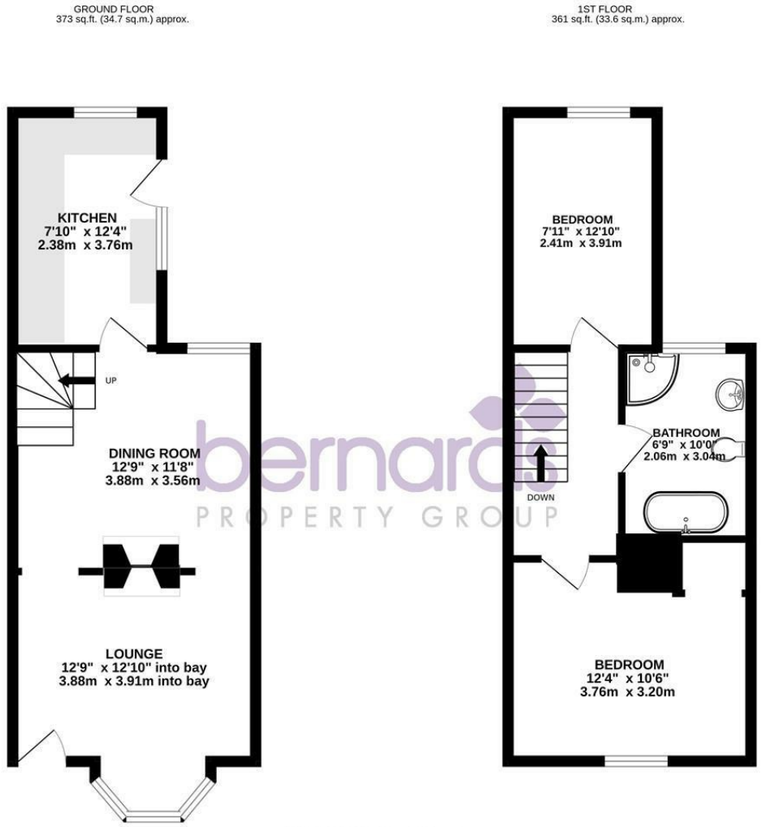
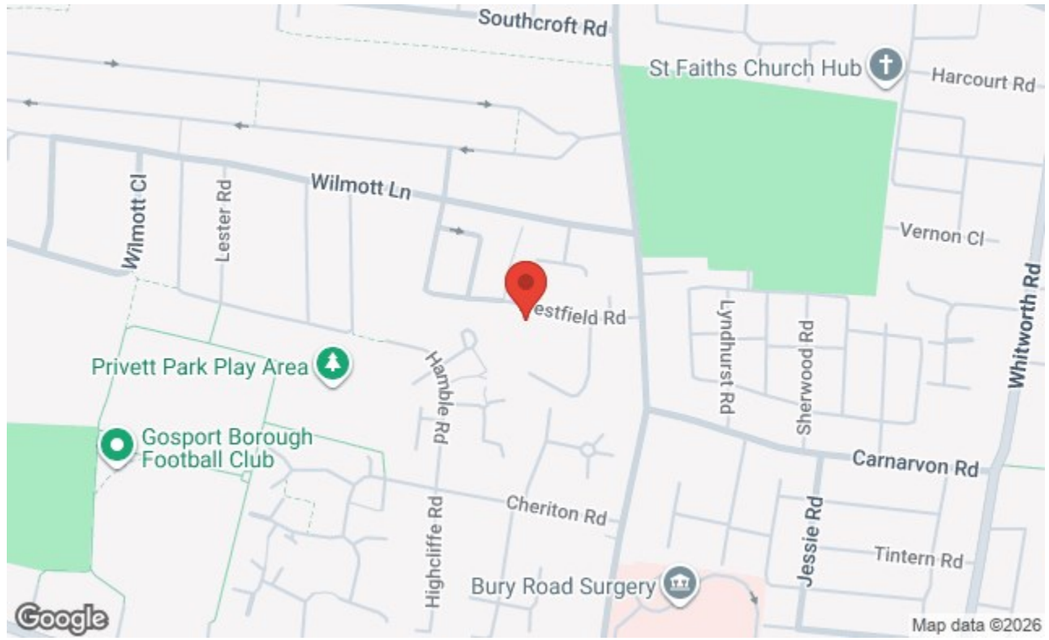




97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £230,000

Westfield Road, Gosport PO12 3RU

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- Two Bedroom Terraced House
- Two Reception Rooms
- Four Piece Bathroom
- Log Burner
- Gas Central Heating
- Improved by the current owners
- Close to public transport and local amenities
- Great First Time Buy
- Ideal for Investment

Bernards Estate Agents are pleased to welcome to the market this two-bedroom terraced house in Westfield Road in Gosport. This terraced house presents an excellent opportunity for first-time buyers or investors. The property has been thoughtfully upgraded by the current owners, ensuring a modern and inviting atmosphere throughout.

Upon entering, you are welcomed into a cosy reception room, perfect for relaxing or entertaining guests. The heart of the home features a lovely log burner, which not only adds a touch of character but also provides warmth and comfort during the colder months.

The two well-proportioned bedrooms offer ample space for rest and relaxation, making this home ideal for small families or couples. The bathroom is conveniently located and has been maintained to a high standard, ensuring functionality and comfort.

The property is situated in a friendly neighbourhood, with local amenities and transport links just a stone's throw away, making it easy to enjoy all that Gosport has to offer. Don't missd the chance to make this lovely house syour new home

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
12'8" x 12'9" (3.88 x 3.91)

DINING ROOM
12'8" x 11'8" (3.88 x 3.56)

KITCHEN
7'9" x 12'4" (2.38 x 3.76)

LANDING

BEDROOM ONE
12'4" x 10'5" (3.76 x 3.20)

BEDROOM TWO
7'10" x 12'9" (2.41 x 3.91)

BATHROOM
6'9" x 9'11" (2.06 x 3.04)

OUTSIDE

ENCLOSED GARDEN

COUNCIL TAX BAND
Gosport Borough Council: COUNCIL TAX BAND B

FREEHOLD

FINANCIAL SERVICES
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!

ANTI MONEY LAUNDERING PROCEDURE
We 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.

BUYER VERIFICATION 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.

RECOMMENDED 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. We 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

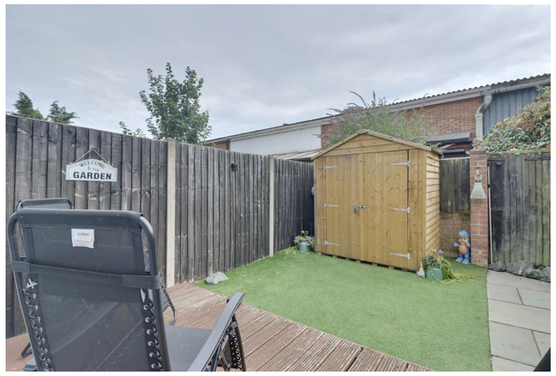








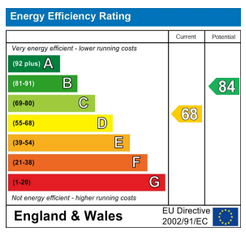












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