

Offers In The Region Of £330,000

Bridgemary Grove, Gosport PO13
0UG

bernards
THE ESTATE AGENTS



HIGHLIGHTS



This extended 3 double bedroom semi detached bungalow is situated within popular Bridgemary. It has parking for 2 cars and offers generous living accommodation. It has been much improved by the current owners and should be viewed to fully appreciate the space.

The main entrance to the side of the property leads into the hall from which all of the rooms are accessed.

To the front is the light and airy living room with feature fireplace and 2 large windows, one of which being a bay.

To the rear of the property is the modern stylish kitchen which is fitted with white high gloss wall and base units, It also features a roof lantern, which again adds to the overall feeling of light and space. The kitchen leads out to the rear garden.

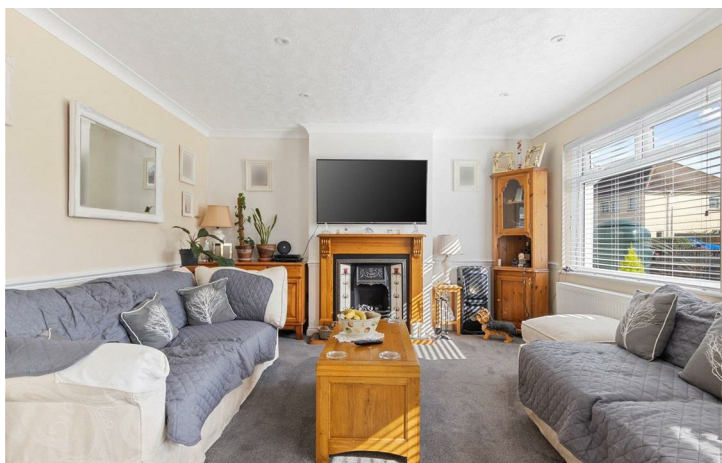
The white bath room has a walk in shower with WC and washbasin with built vanity unit underneath.

The 3 bedrooms are all doubles, one of which has built in storage.

To the rear is the garden, currently laid out as a patio, which also has a garden room which is currently used as an office/music room.

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





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PROPERTY INFORMATION

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 online "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.



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



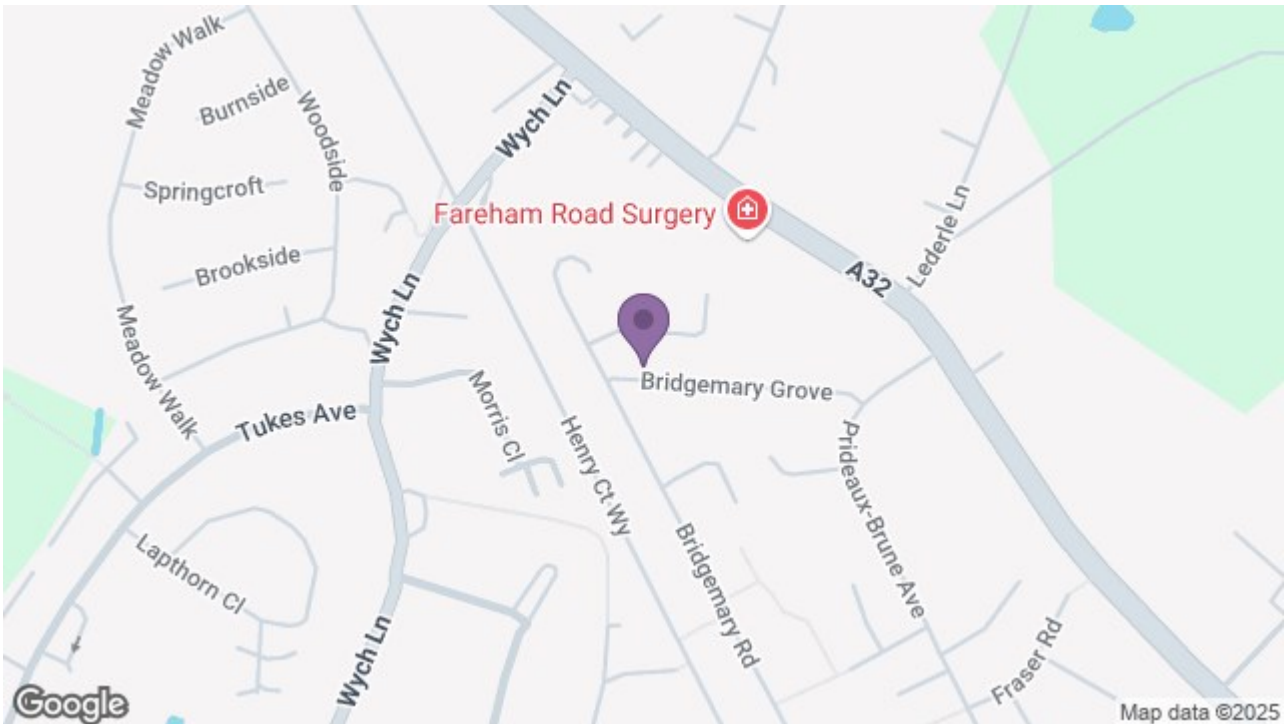
Ground Floor

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



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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.



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