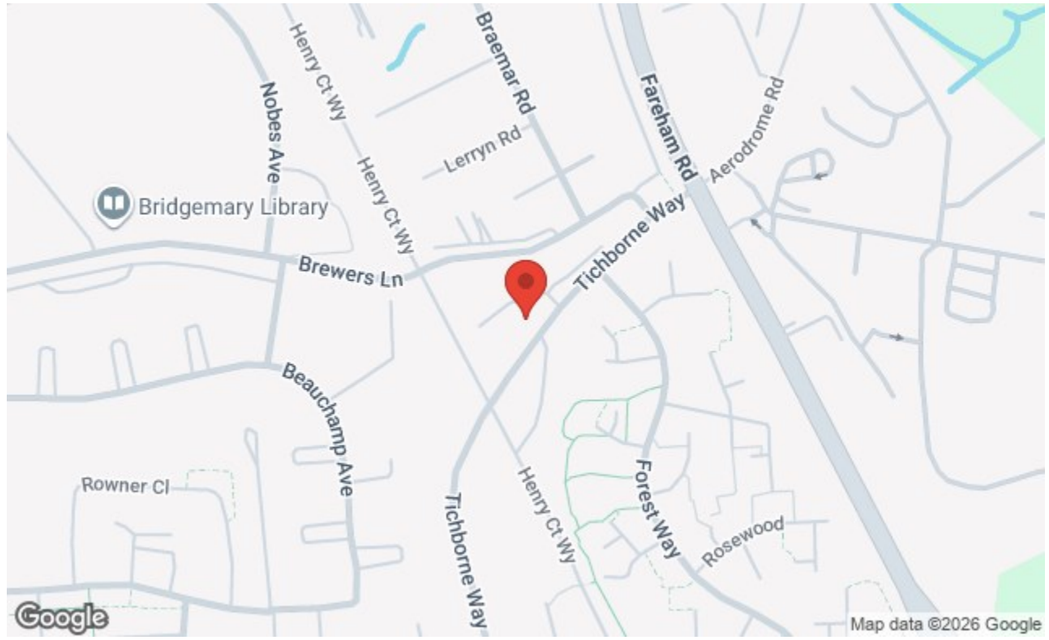
GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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 In Excess Of £270,000

Downside, Gosport PO13 0JS

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- Three Bedroom Semi-Detahced
- Open plan Kitchen/Diner
- Improved by the current owner
- Fitted Applicances
- Modern Kitchen and Bathroom
- Gas Central Heating
- Parking Available
- Garage
- Close to Local Schools and Bus Routes

Guide price £270,000 - £280,000

Bernards Estate Agents are pleased to welcome to the market this three bedroom semi-detached house, located in Downside, Gosport. This delightful three-bedroom semi-detached house presents an excellent opportunity for first time buyers and families. The property has been thoughtfully improved by the current owner, ensuring a modern and inviting atmosphere throughout.

Upon entering, you will be greeted by a contemporary kitchen that boasts stylish fittings and ample space for culinary creativity. The modern bathroom complements the home perfectly, providing a comfortable and functional space for daily routines. Each of the three bedrooms is well-proportioned, offering plenty of natural light and versatility for various living arrangements.

Outside, the property features a garage, providing convenient storage or additional parking options. There is also ample parking available, making it easy for residents and guests alike. The semi-detached nature of the house ensures a sense of privacy while still being part of a friendly community.

This home is ideally situated, with local amenities and transport links within easy reach, making it a perfect choice for those seeking a blend of comfort and convenience. Call us now to arrange your viewing.

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

PROPERTY INFORMATION

PORCH

HALL

LOUNGE
11'1" x 13'11" (3.39 x 4.25)

KITCHEN/DINER
15'0" x 9'8" (4.58 x 2.96)

LANDING

BEDROOM ONE
13'5" x 10'2" (4.1 x 3.12)

BEDROOM TWO
9'10" x 10'2" (3.01 x 3.12)

BEDROOM THREE
6'2" x 6'6" (1.9 x 2.0)

BATHROOM
7'10" x 5'2" (2.4 x 1.6)

OUTSIDE

GARDEN

GARAGE
10'5" x 17'8" (3.2 x 5.39)

COUNCIL TAX BAND C
Gosport Borough Council

FREEHOLD

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.

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!

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.

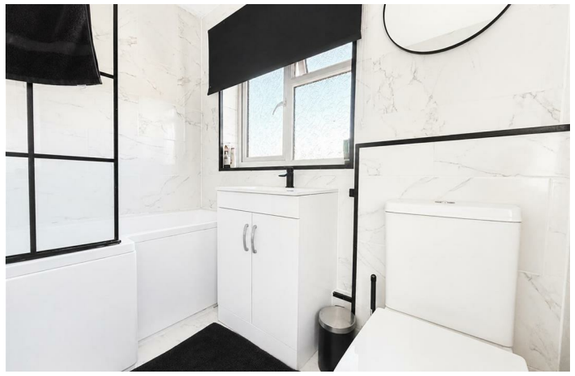
REMOVALS

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.







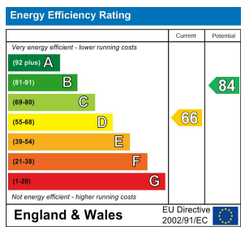












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