

Offers Over £300,000

Madden Close, Gosport PO12 2PT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Rare opportunity to purchase a three-bedroom semi-detached bungalow
- ❖ Located in the highly sought-after Alverstoke area
- ❖ Quiet cul-de-sac position
- ❖ No onward chain
- ❖ Double glazing & Gas central heating
- ❖ Driveway providing off-road parking
- ❖ Detached garage with light and power
- ❖ Spacious living room

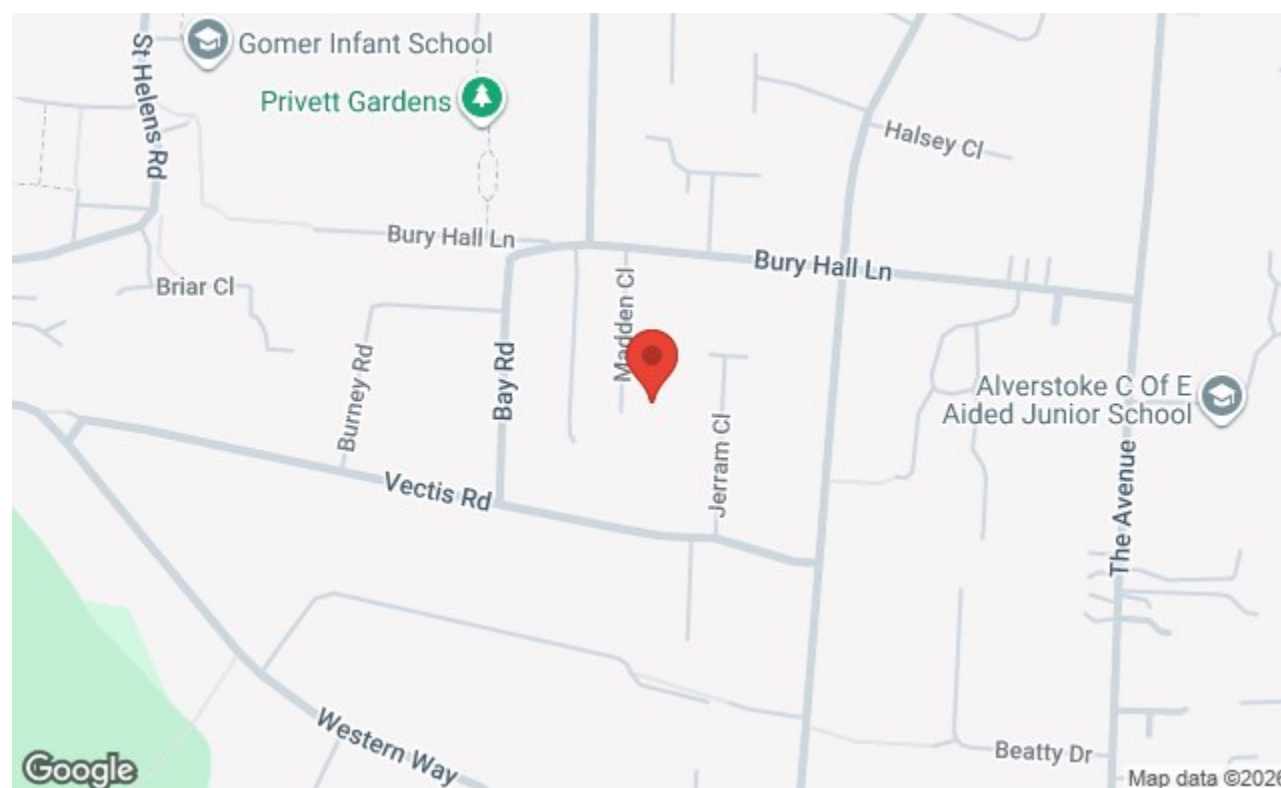
Bernards Estate Agents are delighted to offer for sale this three-bedroom semi-detached bungalow, situated in the highly sought-after Alverstoke area. Bungalows are rarely available in this popular location, making this an opportunity not to be missed.

The property benefits from double glazing and gas central heating via a regularly serviced combi boiler. All accommodation is arranged on one level and comprises three good-sized bedrooms, a bathroom, a spacious living room,

a fitted kitchen, and a conservatory.

While the property would benefit from some updating, it offers excellent potential for buyers to personalise and create their ideal home.

Externally, there is a driveway providing off-road parking leading to a detached garage with light and power. The enclosed rear garden features a patio area and lawn, ideal for low-maintenance outdoor enjoyment. Further benefits include a quiet cul-de-sac location and no onward chain.



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



Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

12'6 x 9'5 (3.81m x 2.87m)

## LIVING ROOM

16'5 x 10'11 (5.00m x 3.33m)

## SUN ROOM

10'3 x 7'3 (3.12m x 2.21m)

## BEDROOM ONE

12'6 x 10'8 (3.81m x 3.25m)

## BEDROOM TWO

9'1 x 7'6 (2.77m x 2.29m)

## BEDROOM THREE

9'3 x 7'4 (2.82m x 2.24m)

## BATHROOM

9'3 x 6'0 (2.82m x 1.83m)

## OUTSIDE

## FRONT DRIVEWAY

## GARAGE

13'11 x 9'8 (4.24m x 2.95m)

## ENCLOSED REAR GARDEN

## FREEHOLD/ COUNCIL TAX BAND D

## 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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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