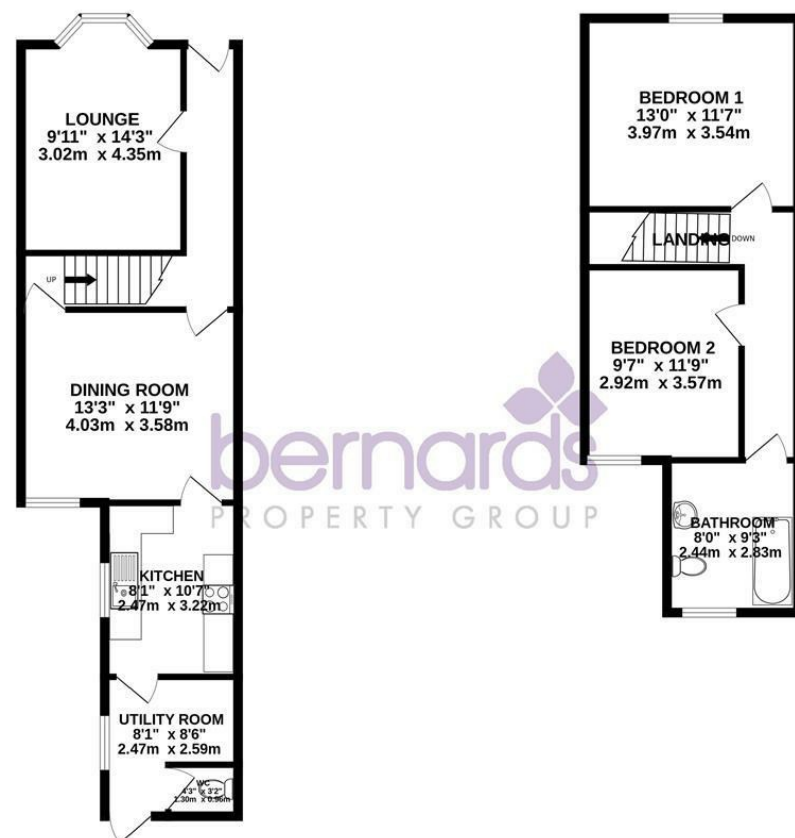
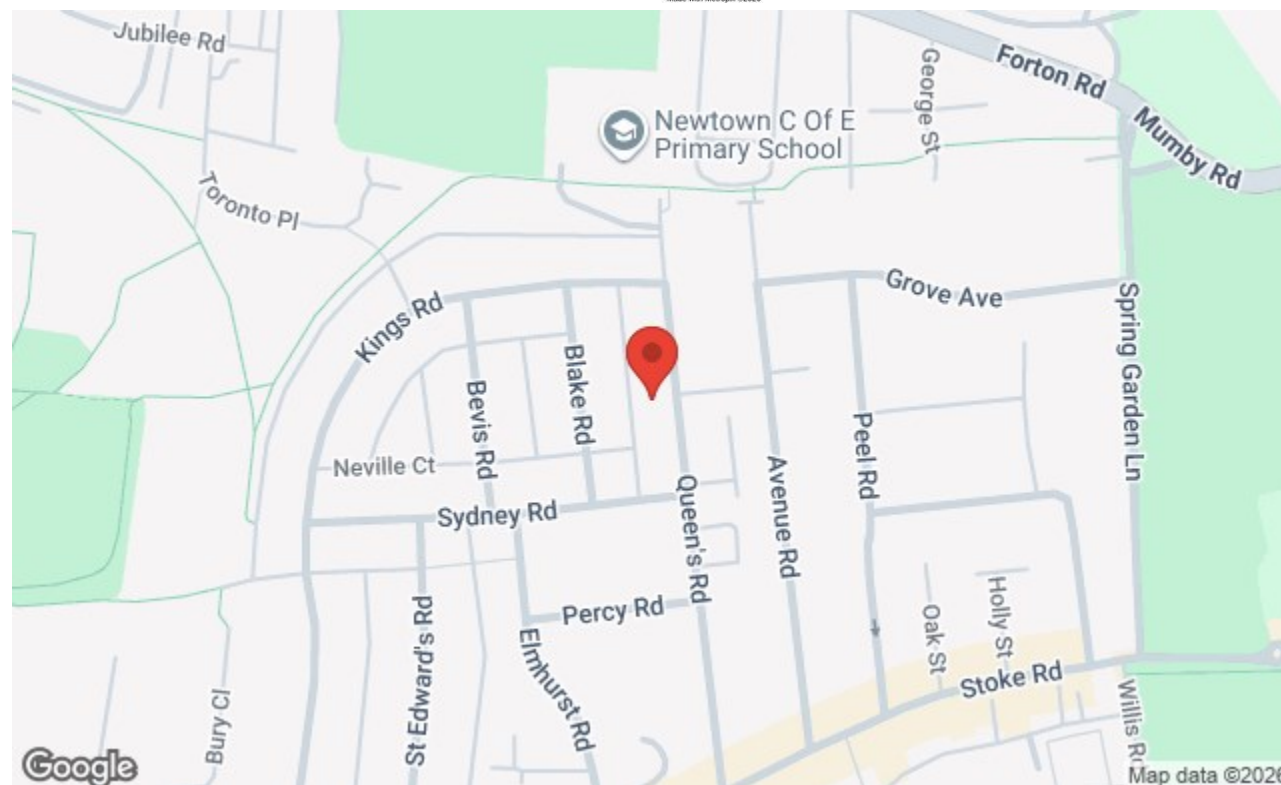


GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.

FIRST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.
While 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.
Made with Metagix ©2020



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



FOR SALE

Guide Price £230,000

Queens Road, Gosport PO12 1LG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Beautifully presented character home
- Two double bedrooms
- Living room with bay window and feature fireplace
- Separate dining room with feature fireplace
- Utility room and downstairs WC
- Family bathroom with separate shower cubicle
- No onward chain
- Detached garage with light and power
- Walking distance to Stoke Road shops

Bernards Estate Agents are delighted to present to the market this beautifully presented two-bedroom character home, offered with no onward chain, ideally situated within walking distance of Stoke Road's excellent range of shops, cafés and local amenities. Offering a blend of period charm and modern convenience, this property would make an ideal first-time purchase.

Internally, the home benefits from double glazing and gas central heating throughout. The ground floor comprises a welcoming living room with a beautiful bay window and feature fireplace, a separate dining room with a second feature fireplace, a modern fitted kitchen, a separate utility room and a convenient downstairs WC.

Upstairs, there are two generous double bedrooms and a well-appointed family bathroom featuring both a bath and a separate shower cubicle. There is also access to the loft, which is partially boarded, providing useful additional storage space.

Externally, the property enjoys an enclosed rear garden leading to a detached garage with light and power, providing excellent storage, workshop potential or secure parking.

Offered with no onward chain, this fantastic home is ready for its next owners, and early viewing is highly recommended to fully appreciate the character, space and convenient location it has to offer.

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



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

14'3 x 9'10 (4.34m x 3.00m)

DINING ROOM

13'0 x 11'7 (3.96m x 3.53m)

KITCHEN

10'7 x 8'1 (3.23m x 2.46m)

UTILITY ROOM

8'2 x 5'4 (2.49m x 1.63m)

LANDING

BEDROOM ONE

13'0 x 11'9 (3.96m x 3.58m)

BEDROOM TWO

11'9 x 9'10 (3.58m x 3.00m)

BATHROOM

9'3 x 8'0 (2.82m x 2.44m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

19'3 x 12'6 (5.87m x 3.81m)

FREEHOLD - COUNCIL TAX BAND B

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!

AML - 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 Bernard's 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.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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

