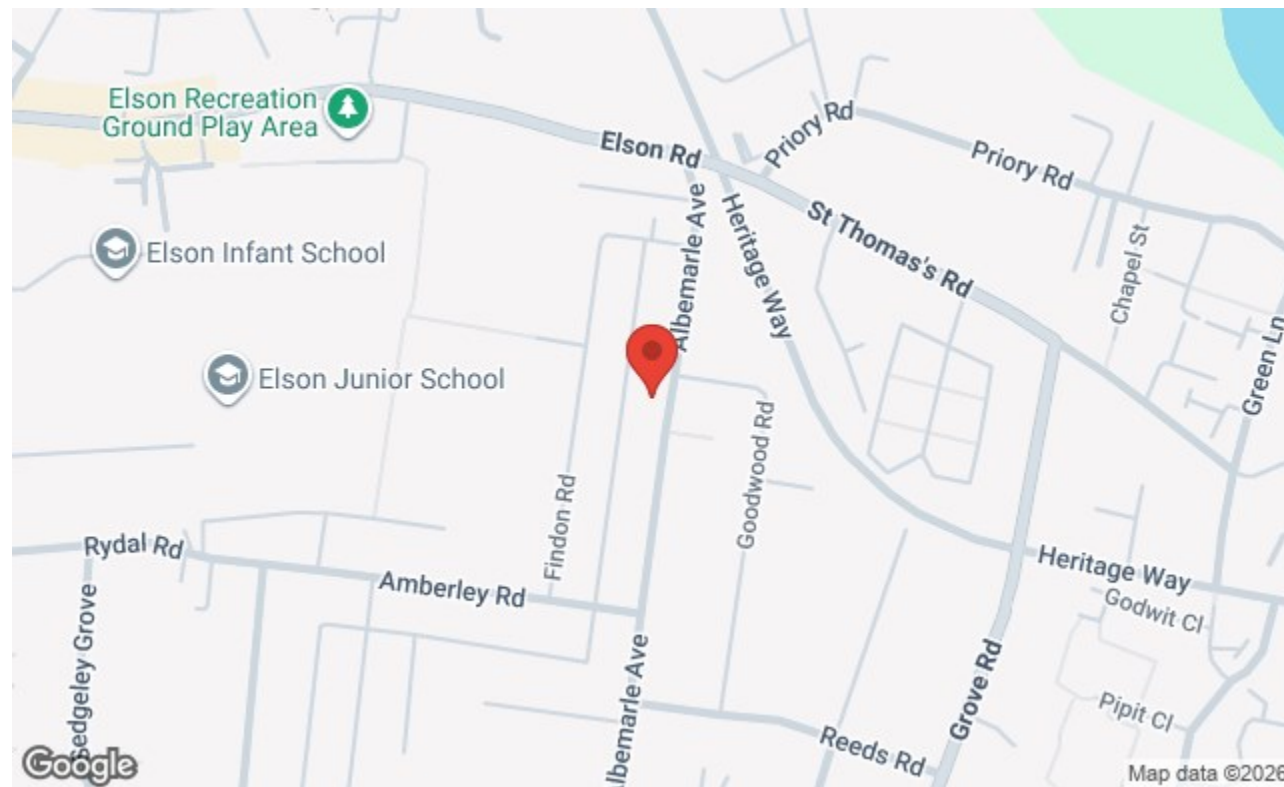
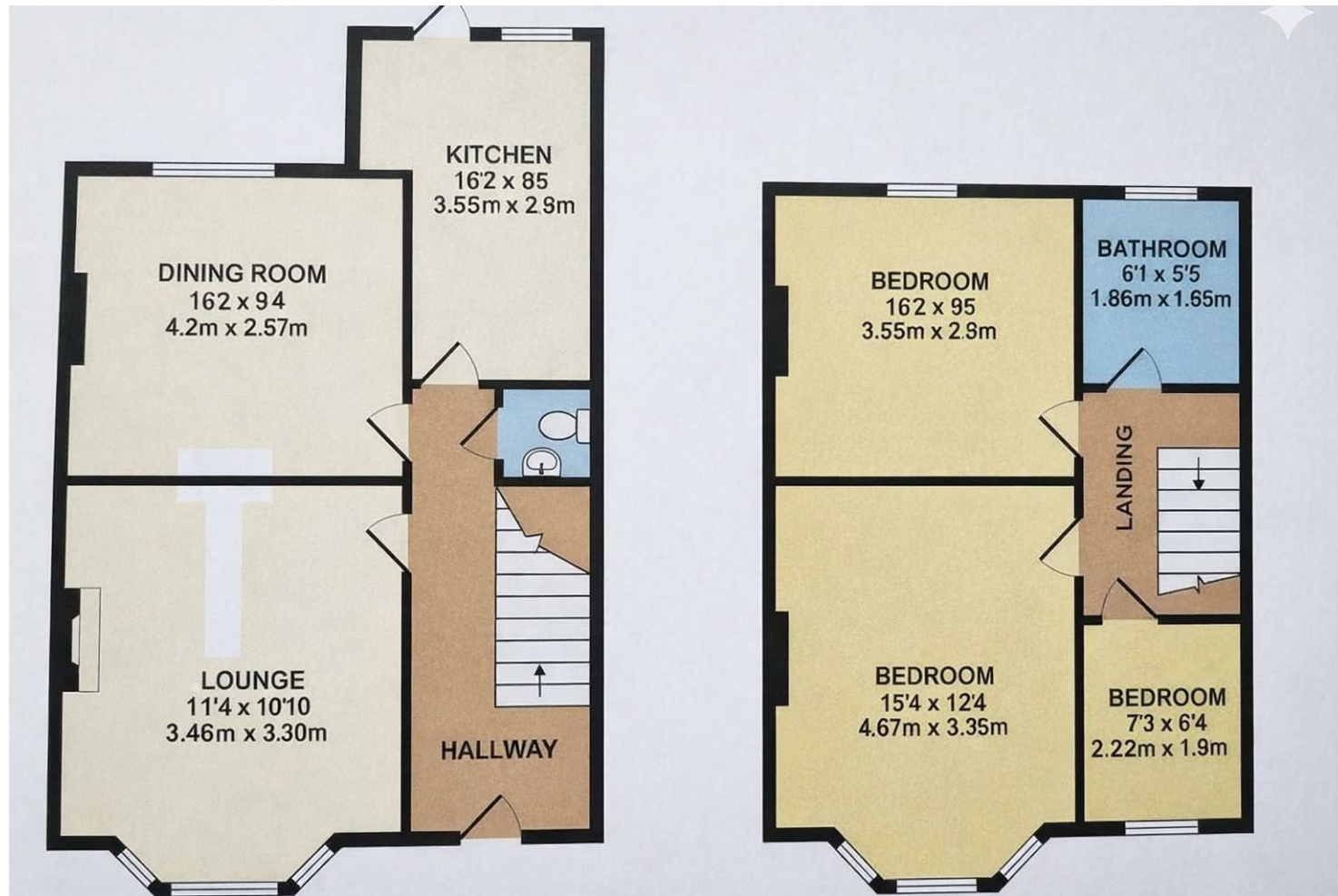


FOR SALE

Asking Price £285,000

Albemarle Avenue, Gosport PO12 4HS

bernards
THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- FRONT DRIVEWAY PROVIDING PARKING FOR TWO CARS
- DETACHED GARAGE
- WELL PRESENTED THREE BEDROOM FAMILY HOME
- IMPROVED BY CURRENT OWNERS THROUGHOUT
- DOWNSTAIRS WC
- SEPARATE DINING ROOM
- MODERN REFITTED KITCHEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING

FRONT DRIVEWAY FOR TWO CARS & DETACHED GARAGE!

Bernards Estate Agents are delighted to present this beautifully maintained three-bedroom home, which has been significantly improved by the current owners.

The property benefits from double glazing (installed within the last six years) and gas central heating with upgraded radiators.

On the ground floor, there is a convenient downstairs WC, a bright and spacious living room featuring a bay window and gas fire, a separate dining room with French doors opening onto the rear

garden, and a modern refitted kitchen.

Upstairs offers three well-proportioned bedrooms along with a contemporary white bathroom suite.

Externally, the property boasts a front driveway providing off-road parking for two cars, while the enclosed rear garden features both patio and lawned areas, outside power and water supply, and rear access leading to a detached garage.

Ideally located on a bus route and within close proximity to local schools and shops, this property is a must-view for buyers seeking a well-presented family home.

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



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



PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
- LIVING ROOM**
11'4 x 10'10 (3.45m x 3.30m)
- DINING ROOM**
14'6 x 9'4 (4.42m x 2.84m)
- KITCHEN**
16'2 x 8'5 (4.93m x 2.57m)
- LANDING**

- BEDROOM ONE**
15'4 x 12'4 (4.67m x 3.76m)
- BEDROOM TWO**
11'8 x 9'2 (3.56m x 2.79m)
- BEDROOM THREE**
7'3 x 6'4 (2.21m x 1.93m)
- BATHROOM**
6'1 x 5'5 (1.85m x 1.65m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- DETACHED GARAGE**
- FRONT DRIVEWAY**

FREEHOLD / COUNCIL TAX BAND C

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

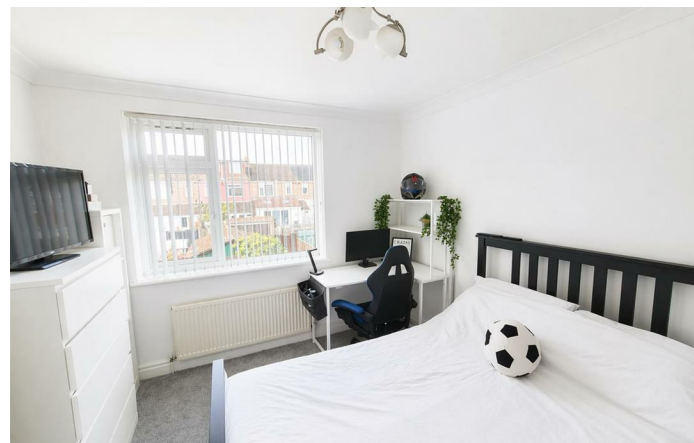
report on a Buyer's proceedability whenever we submit an offer. Thank you.

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 (92-100) 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	
83	67
EU Directive 2002/91/EC	
England & Wales	



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