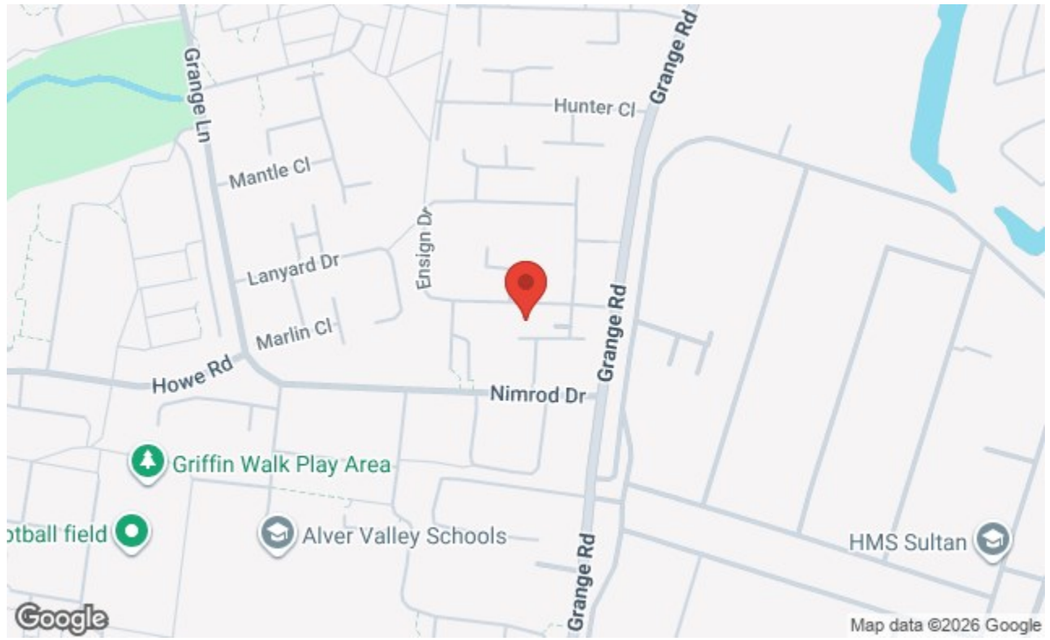




97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £240,000

Ensign Drive, Gosport PO13 9XE

bernards
THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- Modern Three Bedroom House
- Driveway Providing Off-Road Parking for Two Vehicles
- Downstairs WC
- Enclosed South-Facing Rear Garden
- Close to Alver Village Shops
- Modern Kitchen/Diner Overlooking the Garden
- Double Glazing & Gas Central Heating
- Solar Panels
- Within Easy Reach of Alver Valley Country Park

Bernards are delighted to bring to the market this beautifully presented three-bedroom modern home, perfectly suited to first-time buyers, young families, or those looking to upsize.

The property offers well-planned accommodation throughout, beginning with a welcoming entrance hall, a convenient downstairs WC, and a spacious lounge ideal for relaxing or entertaining. To the rear, you'll find a generous modern kitchen/dining room overlooking the south-facing garden, creating the perfect space for family life and social occasions.

Upstairs, the property boasts three well-proportioned bedrooms, all served by a contemporary family bathroom.

Externally, the home benefits from a front driveway providing off-road parking for two vehicles, while the enclosed south-facing rear garden offers an excellent outdoor space to enjoy the sunshine, complete with a useful storage shed.

Additional benefits include double glazing and gas central heating throughout.

Situated in a popular residential location, the property is within easy reach of Alver Village shopping facilities, the beautiful Alver Valley Country Park, local schools, and excellent transport links, making it an ideal purchase for first-time buyers and growing families alike.

Internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE
14'1 x 12'2 (4.29m x 3.71m)

KITCHEN/DINING ROOM
15'6 x 9'10 (4.72m x 3.00m)

FIRST FLOOR LANDING

BEDROOM ONE
15'6 x 8'7 (4.72m x 2.62m)

BEDROOM TWO
9'3 x 8'11 (2.82m x 2.72m)

BEDROOM THREE
8'10 x 5'11 (2.69m x 1.80m)

BATHROOM

OUTSIDE

DRIVEWAY FOR TWO VEHICLES

ENCLOSED REAR GARDEN
Our seller has informed us that they would be happy to remove the decking prior to completion if this is a requirement for the purchaser.

FREEHOLD - COUNCIL TAX BAND C

AGENTS NOTE
The property benefits from leased solar panels. The current owners have advised that they have never been required to make any payments in relation to the solar panel lease during their ownership.

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 Bernards 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.









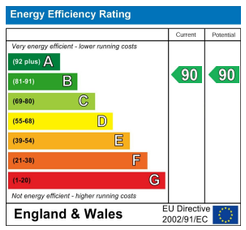












Scan here to see all our properties for sale and rent

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