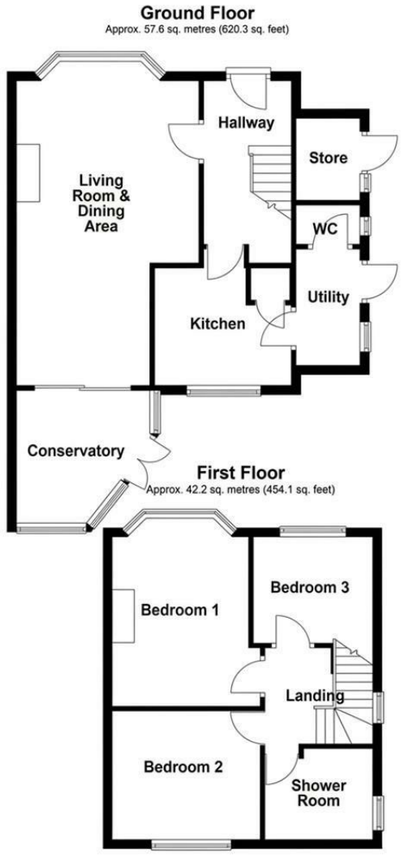
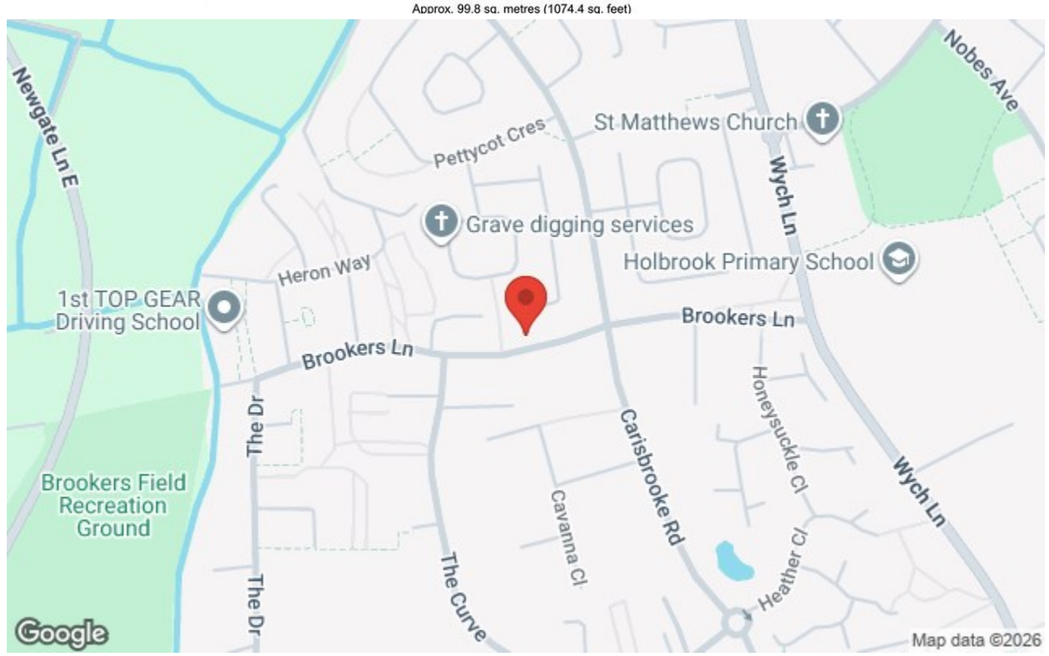


Total Area
Approx. 99.8 sq. metres (1074.4 sq. feet)



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

FOR SALE

Offers Over £290,000

Brookers Lane, Gosport PO13 0PQ

bernards THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- No onward chain!
- Semi-detached family home
- Spacious lounge/diner
- Conservatory
- Downstairs WC
- Modern shower room
- Double glazing & gas central heating
- Potential to add front driveway (STPP)
- Generous rear garden

Price Range £290,000 - £300,000

NO ONWARD CHAIN! REAR VEHICLE ACCESS WITH POTENTIAL FOR PARKING!

Bernards Estate Agents are pleased to present this spacious semi-detached home, benefiting from double glazing and gas central heating.

The ground floor offers a generous lounge/diner, conservatory, fitted kitchen, utility room, and a downstairs WC. Upstairs, the property features three well-proportioned bedrooms and a modern shower room.

Externally, the home boasts a good-sized rear garden with rear vehicle access, along with excellent potential to create a front driveway (subject to the necessary permissions).

Offered with no onward chain, this property is ideal for buyers looking for a quick purchase. Conveniently located close to bus routes, local shops, and well-regarded schools, early viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN
10'11 x 9'6 (3.33m x 2.90m)

UTILITY ROOM

LOUNGE/DINER
24'10 x 12;7 (7.57m x 3.66m;2.13m)

CONSERVATORY
91'0 x 6'8 (27.74m x 2.03m)

LANDING

BEDROOM ONE
14'8 x 10'11 (4.47m x 3.33m)

BEDROOM TWO
11'11 x 10'4 (3.63m x 3.15m)

BEDROOM THREE
8'5 x 8'2 (2.57m x 2.49m)

SHOWER ROOM
8'0 x 7'5 (2.44m x 2.26m)

OUTSIDE

FRONT & REAR GARDENS

REAR VEHICLE ACCESS

FREEHOLD / COUNCIL TAX BAND B

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.

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

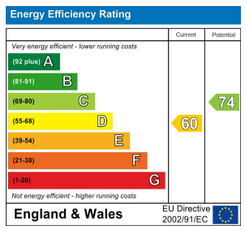
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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 !

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.



Scan here to see all our properties for sale and rent

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