



Asking Price £300,000

Palmyra Road, Gosport PO12 4EH

**bernards**  
THE ESTATE AGENTS



 3  1  2  
**HIGHLIGHTS**

- ❖ Chain free three-bedroom detached house
- ❖ Double glazing and gas central heating
- ❖ Downstairs WC
- ❖ Living room with separate dining room
- ❖ Family bathroom with separate shower cubicle
- ❖ Driveway
- ❖ Detached garage

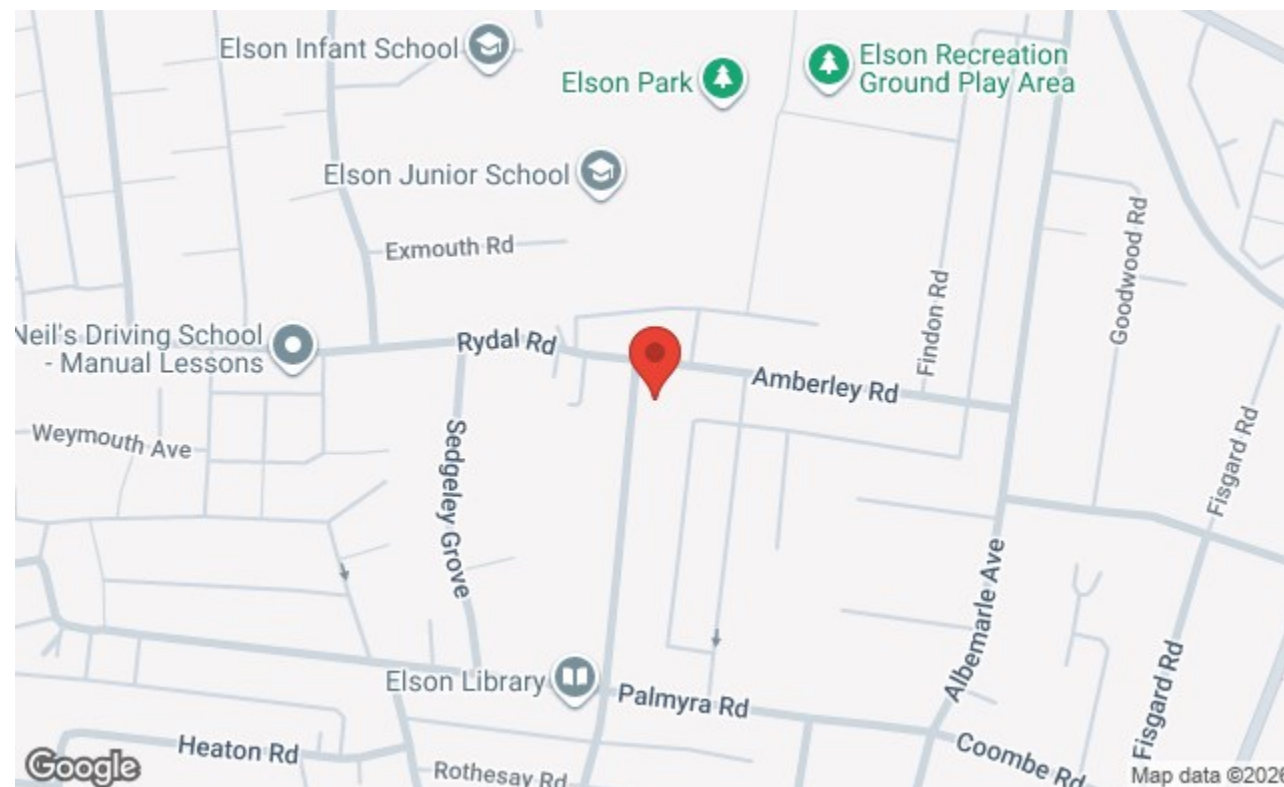
**CHAIN FREE! THREE-BEDROOM DETACHED HOUSE WITH DRIVEWAY AND GARAGE**

Bernards Estate Agents are pleased to present this spacious family home, offering excellent potential for a buyer to personalise and make their own. The property benefits from double glazing and gas central heating throughout.

On the ground floor, there is a generous entrance hallway, a downstairs WC, a living room with a separate dining room, a fitted

kitchen, and a conservatory. To the first floor, the accommodation comprises three well-proportioned bedrooms and a family bathroom with a separate shower cubicle. Externally, the property boasts a driveway providing ample off-road parking leading to a detached garage, along with an enclosed rear garden of a good size.

Further benefits include a newly fitted boiler and heating system. Ideally situated close to local bus routes, a range of shops, and schools, this home is well suited for family living.



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

## DOWNSTAIRS WC

## LIVING ROOM

16'1 x 12'5 (4.90m x 3.78m)

## KITCHEN

10'10 x 8'10 (3.30m x 2.69m)

## DINING ROOM

11'3 x 9'9 (3.43m x 2.97m)

## CONSERVATORY

20'0 x 7'5 (6.10m x 2.26m)

## LANDING

## BEDROOM ONE

16'0 x 12'6 (4.88m x 3.81m)

## BEDROOM TWO

11'1 x 9'11 (3.38m x 3.02m)

## BEDROOM THREE

9'1 x 8'8 (2.77m x 2.64m)

## BATHROOM

8'10 x 6'5 (2.69m x 1.96m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## DRIVEWAY & GARAGE

## 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.



| 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                     | 80      | 83        |
| England & Wales                             |         |           |

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