



Offers Over £300,000

Palmyra Road, Gosport PO12 4EH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- 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

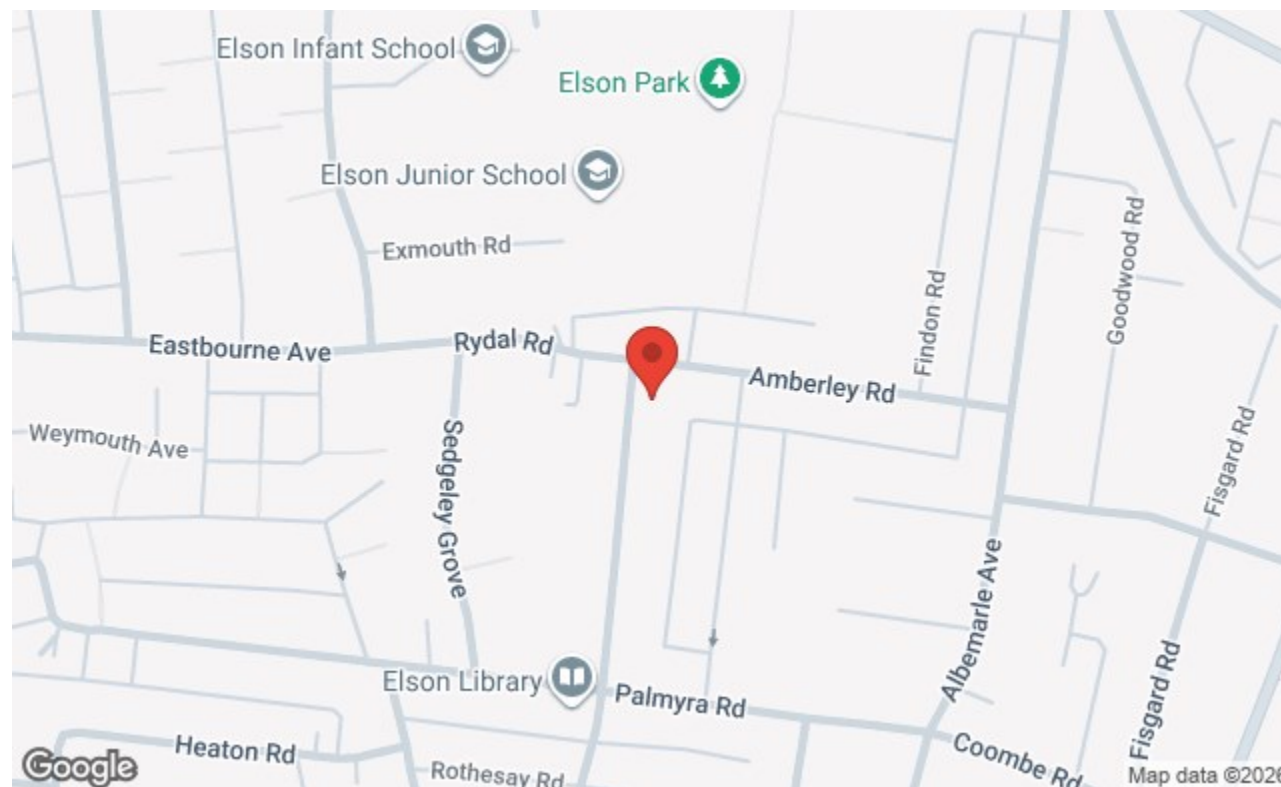
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

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.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



97 High Street, Gosport, PO12 1DS
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Call today to arrange a viewing
02392 004660
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

AUCTIONEER COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred

to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

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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