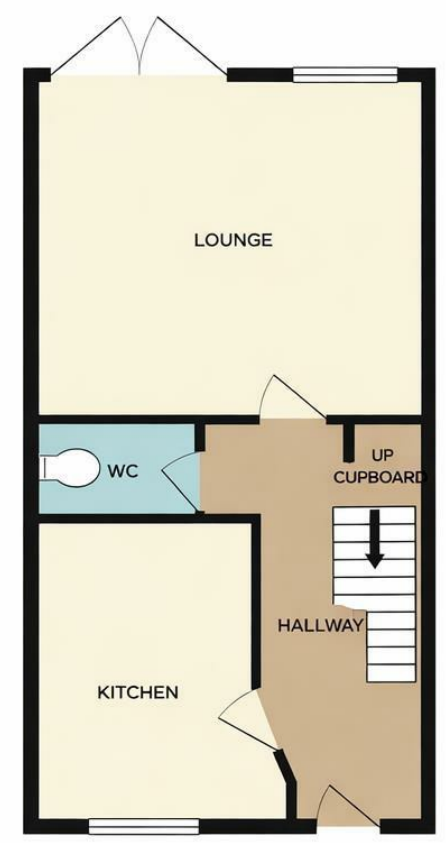


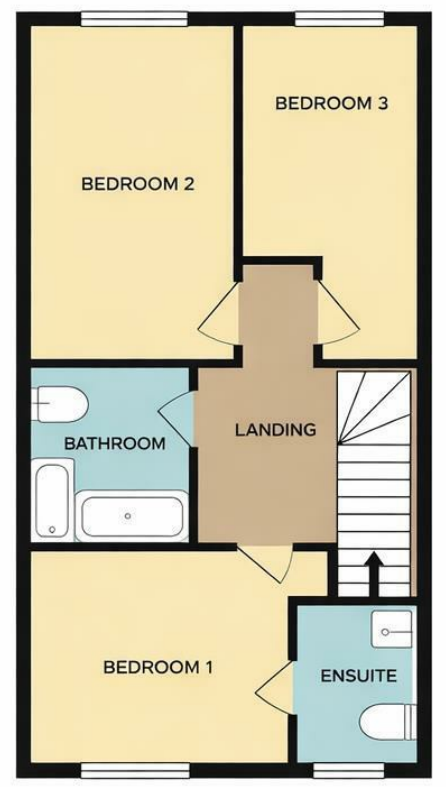
**TO LET**

£1,450 Per Calendar Month

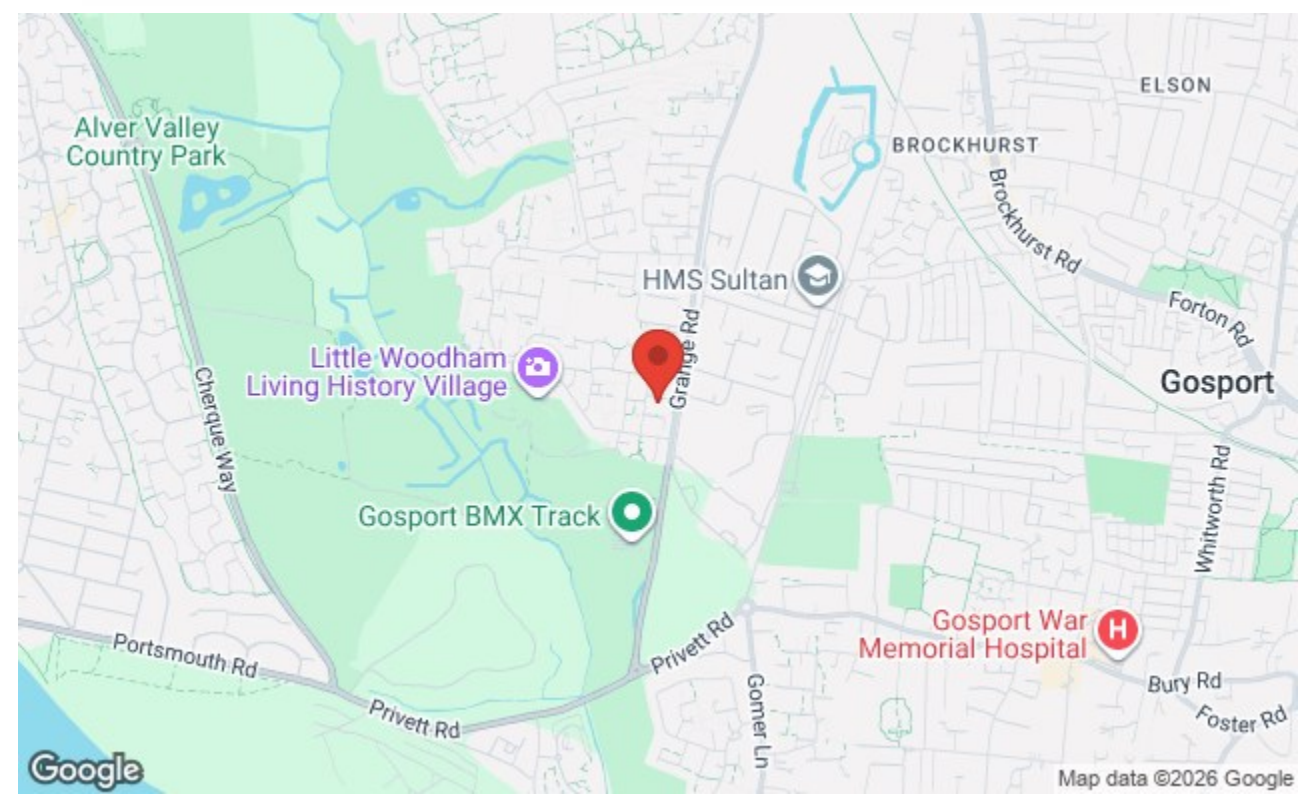
Lizard Close, Gosport PO13 8NH



GROUND FLOOR



FIRST FLOOR



3 bedrooms, 2 bathrooms, 1 living room

**HIGHLIGHTS**

- MODERN 3 BEDROOM END TERRACED HOME
- LOCATED IN THE POPULAR ALVER VILLAGE
- DOUBLE GLAZING
- FITTED KITCHEN WITH INTERGRATED APPLIANCES
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- PRIVATE ENCLOSED GARDEN WITH SHED
- ALLOCATED PARKING
- GENEROUS LIVING ROOM
- CLOSE TO SUPERSTORE AND BUS ROUTE
- GAS CENTRAL HEATING

Modern Three-Bedroom End-Terraced Home with Allocated Parking

Bernards Estate Agents are delighted to present this fantastic three-bedroom end-of-terrace property, ideally situated in the highly sought-after Alver Village.

The home benefits from double glazing and gas central heating. The ground floor offers a spacious entrance hall, a modern fitted kitchen complete with integrated appliances, and a generous living room—perfect for both relaxing and entertaining.

Upstairs, the property features three well-proportioned bedrooms, including

a master bedroom with en-suite facilities, along with a contemporary family bathroom.

Externally, the property boasts a private, enclosed rear garden with a shed, as well as allocated parking to the front.

Conveniently located close to local amenities including Alver Village shops, Tesco, a garden centre, Alver Valley Country Park, and nearby beaches, this home offers an excellent balance of comfort, convenience, and lifestyle.

Early viewing is highly recommended.

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



# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

6'1 x 3'5 (1.85m x 1.04m)

## KITCHEN

11'4 x 8'5 (3.45m x 2.57m)

## LIVING ROOM

15'3 x 10'3 (4.65m x 3.12m)

## LANDING

## BEDROOM ONE

11'7 x 11'1 (3.53m x 3.38m)

## EN SUITE

5'8 x 5'4 (1.73m x 1.63m)

## BEDROOM TWO

10'6 x 8'5 (3.20m x 2.57m)

## BEDROOM THREE

10'4 x 6'5 (3.15m x 1.96m)

## BATHROOM

6'6 x 5'6 (1.98m x 1.68m)

## OUTSIDE

## ALLOCATED PARKING

## ENCLOSED REAR GARDEN

## SHED

## TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent

below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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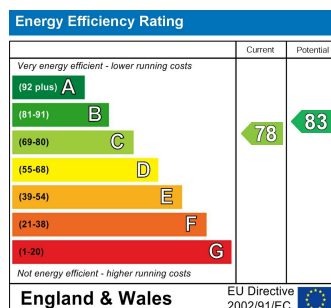
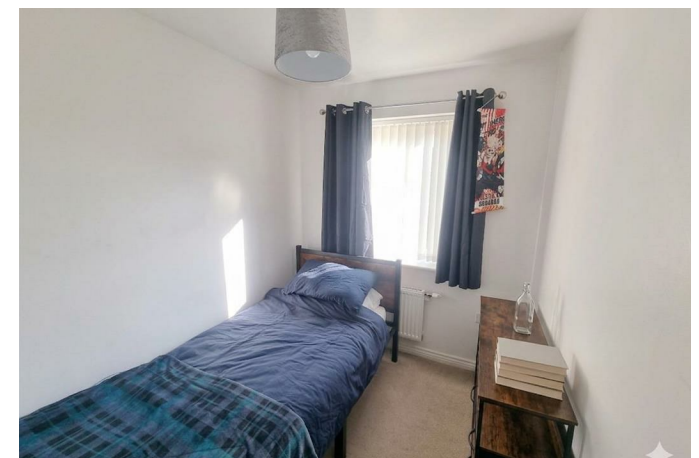
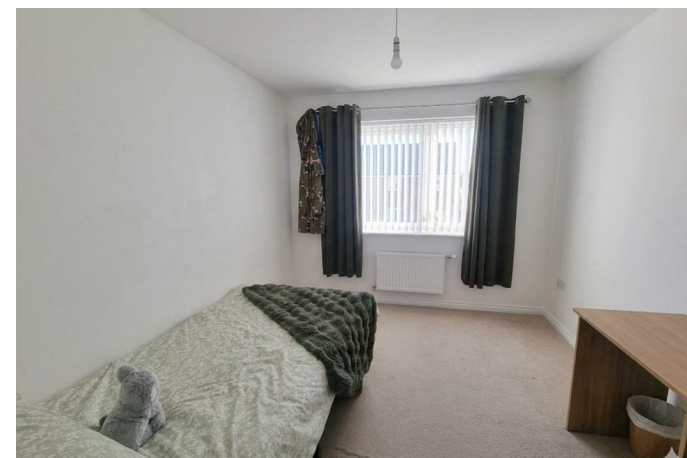
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## RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



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[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)