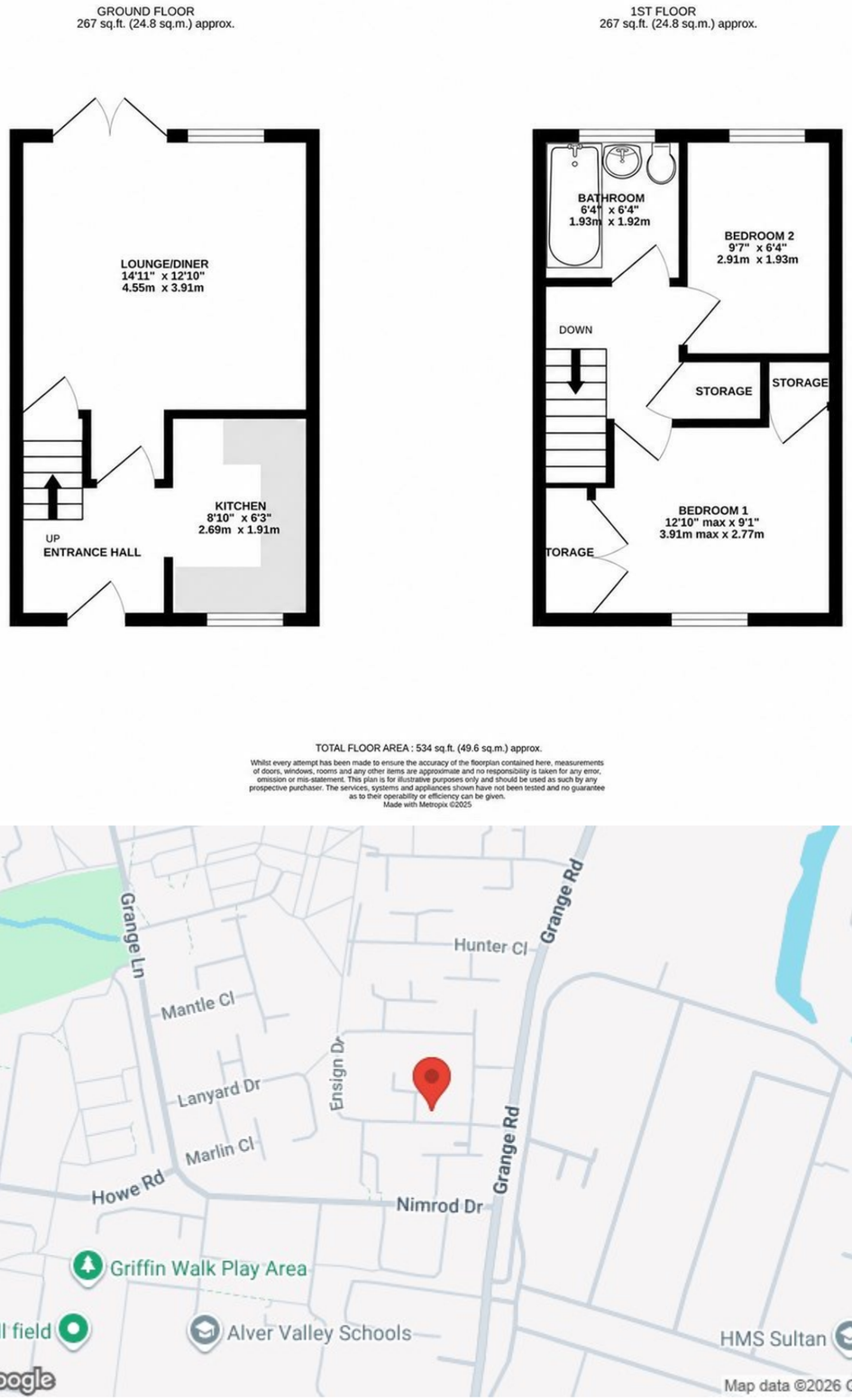


TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

Offers Over £210,000

Mizen Way, Gosport PO13 9XQ

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2 1 1

HIGHLIGHTS

- Modern Two Bedroom House
- Close To Alver Village Shops & Bus Routes
- No Onward Chain
- Spacious Lounge/Diner
- Double Glazing & Gas Central Heating
- Off-Road Parking
- Ideal First Time Buy

MODERN TWO BEDROOM HOUSE WITH OFF-ROAD PARKING
** Guide price £210,000 - £220,000 **

Bernards Estate Agents are pleased to welcome to the market this two bedroom terrcaed house located in Alver Village. The property benefits from double glazing and gas central heating throughout. The ground floor comprises a fitted kitchen and a spacious lounge/diner overlooking the rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property offers a driveway to the front providing off-road parking for one vehicle, along with an enclosed rear garden.

Conveniently situated close to Alver Village shops, Alver Valley Country Park, and local bus routes, this property is ideally located for tenants and investors alike.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
8'10 x 6'3 (2.69m x 1.91m)

LIVING ROOM
14'11 x 12'10 (4.55m x 3.91m)

LANDING

BEDROOM ONE
12'10 x 9'1 (3.91m x 2.77m)

BEDROOM TWO
9'7 x 6'4 (2.92m x 1.93m)

BATHROOM
6'4 x 6'4 (1.93m x 1.93m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

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

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.

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!









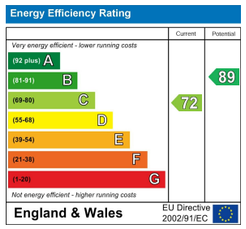












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