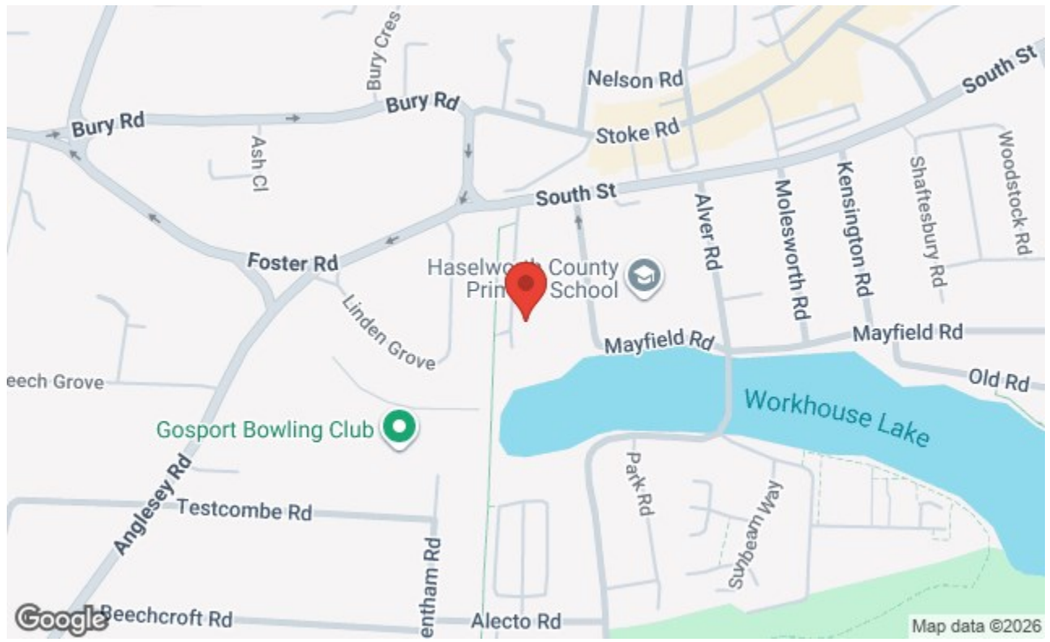

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t: 02392 004660

FOR SALE

Offers Over £245,000

Cleveland Road, Gosport PO12 2JG

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- Three double bedrooms
- Bay House School catchment area
- Cul-de-sac location
- Well-presented family home
- Spacious lounge with access to dining room
- Good-sized enclosed rear garden
- Double glazing
- Gas central heating
- Near Stoke Road shops, Stokes Bay beach, and local schools
- Planning for single storey extension granted in 2012

THREE DOUBLE BEDROOMS – BAY HOUSE SCHOOL CATCHMENT – CUL-DE-SAC LOCATION - NO CHAIN!

Bernards are pleased to bring to market this well-presented family home, ideally positioned close to Gosport town centre.

The property benefits from double glazing and gas central heating via a combi boiler, installed approximately one year ago.

The ground floor comprises a modern fitted kitchen, a spacious lounge with access through to the dining room, and a family bathroom.

To the first floor, there are three double bedrooms along with loft access providing useful storage space.

Externally, the property enjoys a good-sized enclosed rear garden.

Conveniently located within easy reach of Stoke Road shops, Stokes Bay beach, and local schools, this property is not to be missed.

PLEASE NOTE: Planning permission for a single-storey extension was granted back in 2012, although this may now have lapsed. This could be reinstated, subject of course to the necessary approvals. Any interested party should make their own enquiries, but if you would like to view the original plans, please refer to application reference 12/00190/FULL on the Gosport Borough Council planning portal.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
11'4 x 8'9 (3.45m x 2.67m)

LOUNGE/DINER

BATHROOM
8'2 x 8'2 (2.49m x 2.49m)

LANDING

BEDROOM ONE
14'2 x 12'0 (4.32m x 3.66m)

BEDROOM TWO
11'8 x 8'9 (3.56m x 2.67m)

BEDROOM THREE
11'5 x 8'9 (3.48m x 2.67m)

OUTSIDE

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.

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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.

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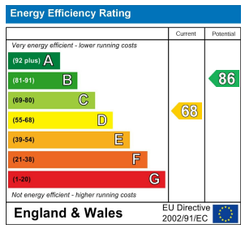

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