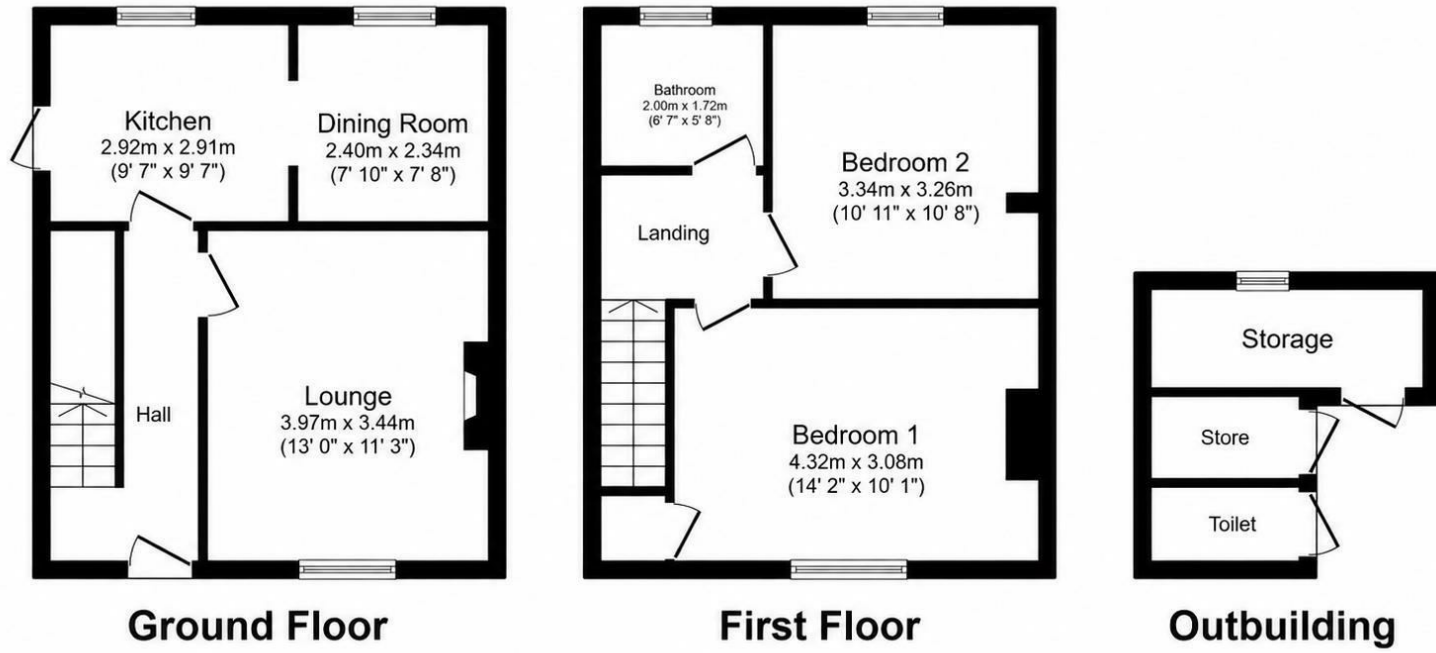




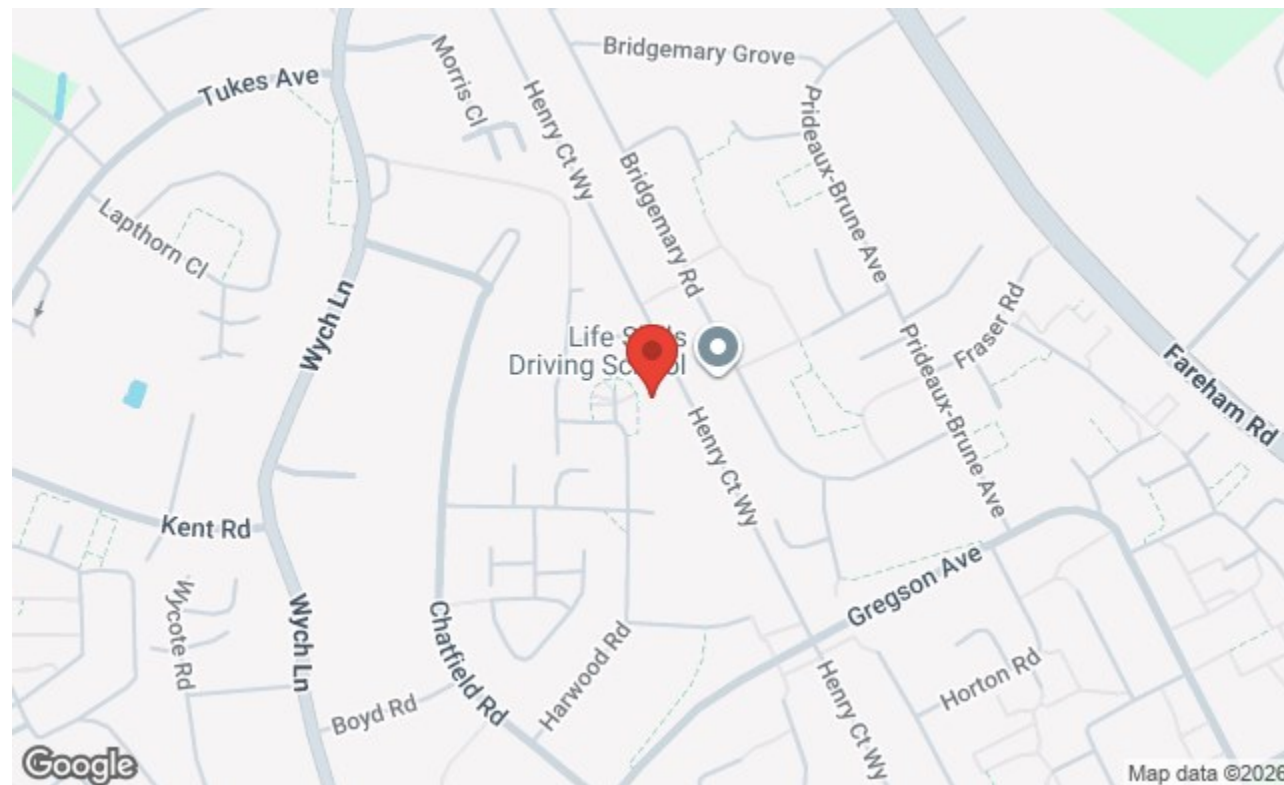
Offers Over £240,000

Vian Close, Gosport PO13 0TX



Total floor area 77.8 m<sup>2</sup> (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



### HIGHLIGHTS

- Spacious two-bedroom house in quiet cul-de-sac location
- Situated on the Fareham borders, ideal for commuters
- Two generous double bedrooms
- Bright and spacious living room with shutters to remain
- Modern kitchen/diner overlooking the rear garden
- Double glazing and gas central heating
- Large, private rear garden
- Brick-built shed, separate laundry shed and outside WC
- No onward chain

SPACIOUS TWO-BEDROOM HOME WITH LARGE GARDEN IN A QUIET CUL-DE-SAC – FAREHAM BORDERS

Bernards Estate Agents are delighted to bring to the market this fantastic starter home, ideally positioned on the outskirts of Gosport—perfect for those looking to commute out of the area.

The property benefits from double glazing and gas central heating. On the ground floor, you'll find a generous living room with shutters to remain, along with a spacious kitchen/diner overlooking the rear garden—ideal for both everyday living and entertaining.

Upstairs offers two well-proportioned double bedrooms and a family bathroom.

Externally, the property boasts a large, private rear garden that is not overlooked, complete with a brick-built shed, separate laundry shed, and outside WC. There is also side access, along with external power points and lighting.

Conveniently located close to local schools, shops, and bus routes, this home is perfectly suited to first-time buyers or investors alike.

Offered with no onward chain, making it an excellent option for buyers looking to move quickly.

97 High Street, Gosport, PO12 1DS  
t: 02392 004660



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www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

13'0 x 11'3 (3.96m x 3.43m)

## KITCHEN

9'7 x 9'7 (2.92m x 2.92m)

## DINING ROOM

7'10 x 7'8 (2.39m x 2.34m)

## LANDING

## BEDROOM ONE

14'2 x 10'1 (4.32m x 3.07m)

## BEDROOM TWO

10'11 x 10'8 (3.33m x 3.25m)

## BATHROOM

6'7 x 5'8 (2.01m x 1.73m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## BRICK BUILT SHED

## LAUNDRY SHED

## OUTSIDE WC

## 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!

## FREEHOLD / COUNCIL TAX BAND B



| Energy Efficiency Rating   |                         |
|--|-------------------------|
| Current  | Potential               |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b> | 83                      |
| (81-91) <b>B</b>   |                         |
| (69-80) <b>C</b>   |                         |
| (55-68) <b>D</b>   |                         |
| (39-54) <b>E</b>   |                         |
| (21-38) <b>F</b>   |                         |
| (1-20) <b>G</b>  |                         |
| Not energy efficient - higher running costs                      | 69                      |
| England & Wales  | EU Directive 2002/91/EC |



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