GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.




TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

# Asking Price £280,000

Brewers Lane, Gosport PO13 0JX

bernards THE ESTATE AGENTS



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## HIGHLIGHTS

- Well-presented three-bedroom semi-detached house
- Ideal first-time purchase
- Convenient location on the outskirts of Gosport, ideal for commuters
- Double glazing and gas central heating
- Separate dining room
- Modern fitted kitchen
- Good-sized rear garden
- Modern shower room
- Close to local shops, schools and bus routes

WELL-PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE – IDEAL FIRST-TIME BUY!

A well-presented three-bedroom semi-detached house situated on the outskirts of Gosport, making it an ideal choice for commuters needing to travel outside the area. The property benefits from double glazing and gas central heating, with ground floor accommodation comprising an entrance hall, a living room with bay window, a separate dining room with French doors opening onto the rear garden, and a modern fitted kitchen. Upstairs, there are three good-sized bedrooms and a modern shower room. Outside, the property boasts a good-sized rear garden. Conveniently located close to local shops, schools and bus routes, this property would make an excellent first-time purchase.

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

# PROPERTY INFORMATION

### ENTRANCE HALLWAY

### LOUNGE
12'7" x 15'10" (3.84 x 4.83)

### DINING ROOM
8'11" x 10'2" (2.72 x 3.11)

### KITCHEN
9'4" x 10'2" (2.85 x 3.11)

### FIRST FLOOR LANDING

### BEDROOM
8'5" x 8'3" (2.57 x 2.52)

### BEDROOM
11'1" x 13'3" (3.40 x 4.04)

### BEDROOM
11'1" x 10'2" (3.40 x 3.11)

### BATHROOM
7'4" x 7'10" (2.24 x 2.41)

### OUTSIDE

### ENCLOSED REAR GARDEN

### FREEHOLD - COUNCIL TAX BAND B

### FINANCIAL SERVICES
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!

### AML - ANTI MONEY LAUNDERING PROCEDURE
We 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.

### BUYER VERIFICATION
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.

### RECOMMENDED 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. We 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.

### CONSTRUCTION
Concrete

### DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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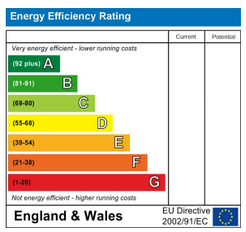













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