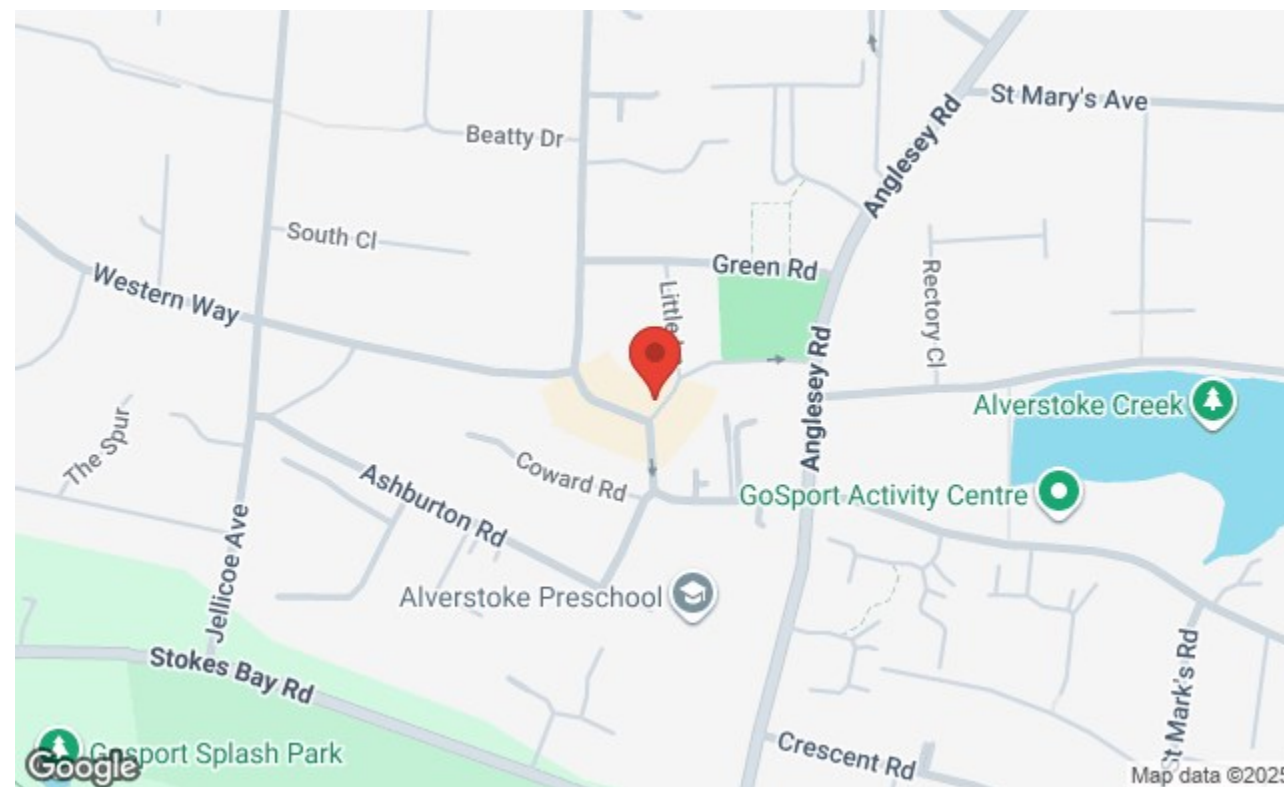




This floor plan was constructed using measurements provided to ©richcom 2025 by a third party.  
Produced for Bernards Estate and Letting Agents Ltd. REF:1268039



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



Offers Over £315,000

Village Road, Gosport PO12 2LF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM END OF TERRACED HOUSE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ LOUNGE
- ❖ SPACIOUS KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ NO ONWARD CHAIN
- ❖ THREE DOUBLE BEDROOMS
- ❖ ENCLOSED REAR GARDEN
- ALVERSTOKE VILLAGE LOCATION

\*\*\*\*Unexpectedly Re Available\*\*\*\*

Bernards are pleased to present this charming three-bedroom end of terrace house, situated on the desirable Village Road in Alverstoke, Gosport. This property is offered with no onward chain, making it an ideal choice for those looking to move in swiftly.

Upon entering, you will find a welcoming lounge that provides a comfortable space for relaxation. The heart of the home is undoubtedly the spacious modern kitchen/diner, perfect for family meals and entertaining guests. The property boasts three generously sized bedrooms, ensuring ample space for family or guests. The bathroom is conveniently located, catering to the needs of the household.

The house benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, the enclosed rear

garden offers a private retreat, complete with a rear pedestrian gate for easy access.

Location is key, and this property does not disappoint. It is within walking distance to the beautiful Stokes Bay beach, ideal for leisurely strolls or enjoying a day by the sea. Additionally, it falls within the catchment area for the highly regarded Bay House School, making it a perfect choice for families.

This delightful home combines modern living with a fantastic location, making it a must-see for anyone looking to settle in this sought-after village. Don't miss the opportunity to make this lovely property your own.

Call today to arrange a viewing

02392 004660

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





# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

11'9 x 11'0 (3.58m x 3.35m)

## KITCHEN/DINING ROOM

18'11 x 14'0 (5.77m x 4.27m)

## UTILITY ROOM

6'6 x 6'0 (1.98m x 1.83m)

## BATHROOM

7'6 x 6'10 (2.29m x 2.08m)

## LANDING

## BEDROOM ONE

13'11 x 11'11 (4.24m x 3.63m)

## BEDROOM TWO

10'1 x 8'10 (3.07m x 2.69m)

## BEDROOM THREE

9'9 x 7'8 (2.97m x 2.34m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## 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

## 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!

## 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.

## REMOVAL QUOTES

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.

## SOLICITOR

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.

## FREEHOLD / COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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