

Offers Over £220,000

Harding Road, Gosport PO12 3BN



## HIGHLIGHTS

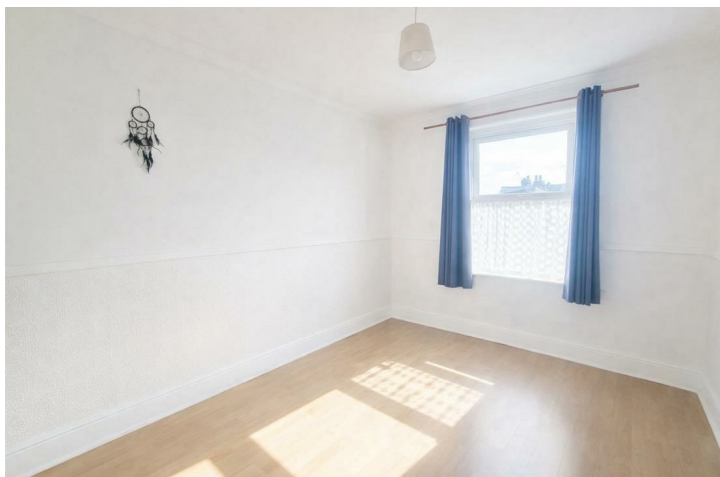
- ❖ Three-bedroom end-of-terrace house
- ❖ Double glazing and gas central heating
- ❖ Two separate reception rooms
- ❖ Upstairs bathroom
- ❖ Enclosed rear garden
- ❖ Off road parking
- ❖ Ideal first-time purchase
- ❖ Offered with no onward chain
- ❖ Walking distance to local bus routes, shops, and schools

Bernards Estate Agents are delighted to offer for sale this three-bedroom end-of-terrace house located in Gosport. The property benefits from double glazing and gas central heating via a combi boiler. The ground floor features two separate reception rooms and a fitted kitchen, while the first floor offers three bedrooms and a family bathroom.

Externally, there is an enclosed rear garden with parking situated just behind the property. Although some updating is required, this home presents an excellent opportunity for first-time buyers and is offered with no onward chain. The location provides convenient access to local bus routes, shops, and schools, all within walking distance.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

13'5 x 9'5 (4.09m x 2.87m)

## DINING ROOM

12'1 x 8'8 (3.68m x 2.64m)

## KITCHEN

9'8 x 5'7 (2.95m x 1.70m)

## LANDING

## BEDROOM ONE

11'9 x 8'9 (3.58m x 2.67m)

## BEDROOM TWO

12'0 x 8'9 (3.66m x 2.67m)

## BEDROOM THREE

7'3 x 5'7 (2.21m x 1.70m)

## BATHROOM

5'7 x 5'7 (1.70m x 1.70m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## OFF ROAD PARKING

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.

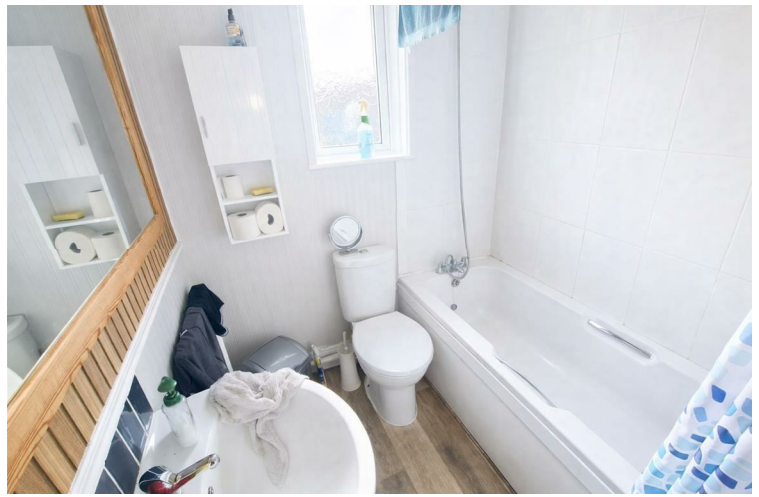
## Solicitors

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!



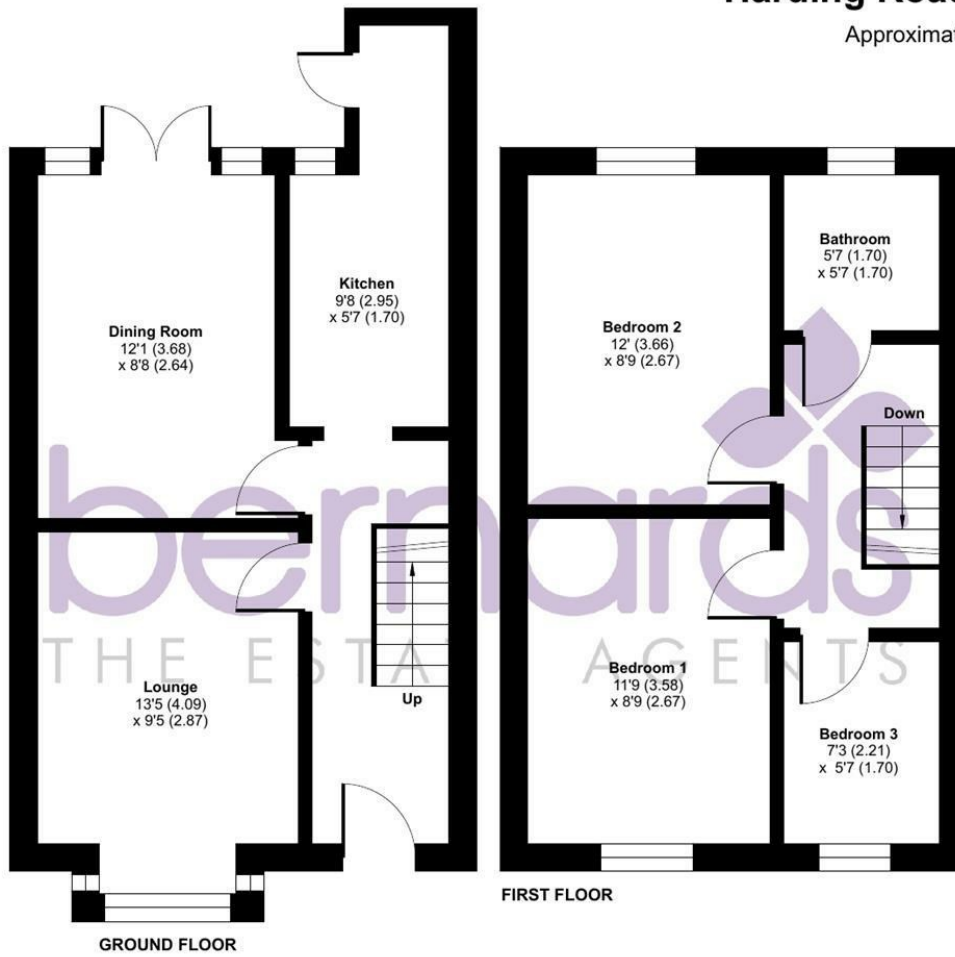
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	85
England & Wales		EU Directive 2002/91/EC	



# Harding Road, Gosport, PO12

Approximate Area = 739 sq ft / 68.6 sq m

For identification only - Not to scale



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