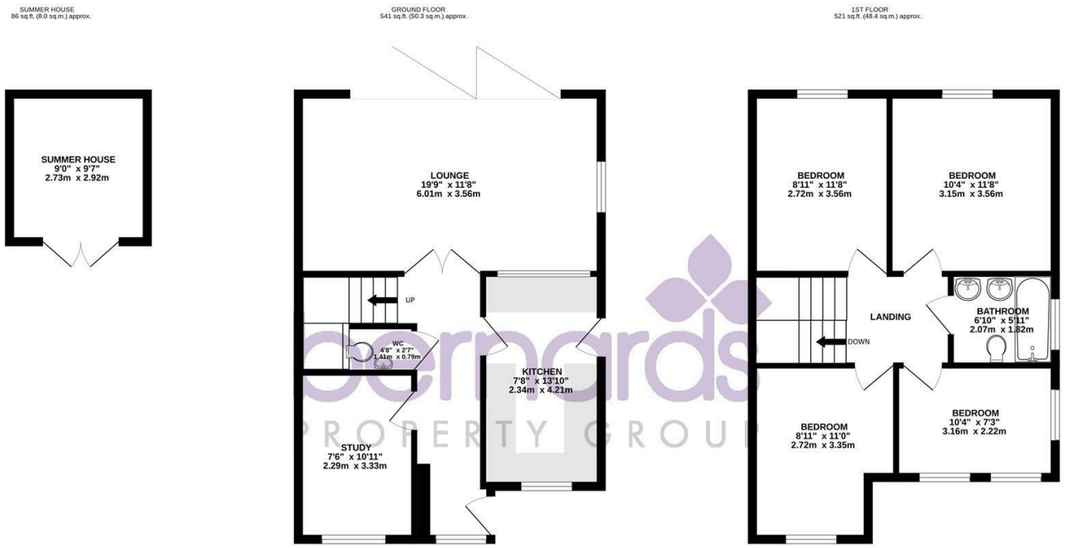

TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

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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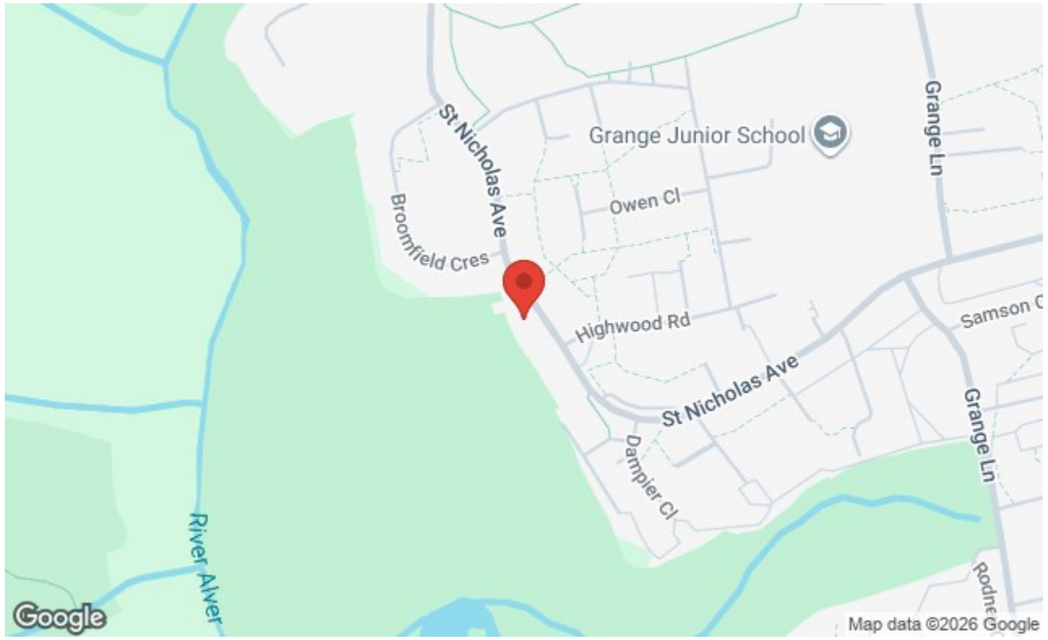

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FOR SALE

Offers Over £380,000

St. Nicholas Avenue, Gosport PO13 9RW

bernards
THE ESTATE AGENTS

4 2 2

HIGHLIGHTS

- Four Bedroom Semi Detached
- Four Double Bedrooms
- Double Driveway
- Summerhouse
- Modern Kitchen and Bathroom
- Enclosed Rear Garden
- Modern Throughout
- Well Presented
- A Must View!
- Wooded Area to the rear of the Property

Bernards Estate Agents are pleased to welcome to the market in the desirable area of St. Nicholas Avenue, Gosport, this stunning four-bedroom semi-detached house. This property offers a perfect blend of modern living and comfort. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The contemporary design flows seamlessly throughout the property, ensuring a bright and inviting atmosphere.

The house boasts four well-proportioned bedrooms, providing ample space for families or those seeking extra room for guests or a home office. With two modern bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the property features a convenient driveway, offering off-road parking and easy access. The location is highly sought after, making it an excellent choice for those looking to settle in a vibrant community with local amenities and transport links nearby.

This home is a true gem, combining modern comforts with a welcoming environment, perfect for family living. Don't miss the opportunity to make this lovely property your own.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
4'7" x 2'7" (1.41 x 0.79)

STUDY
7'6" x 10'11" (2.29 x 3.33)

KITCHEN
7'8" x 13'9" (2.34 x 4.21)

LOUNGE
19'8" x 11'8" (6.01 x 3.56)

LANDING

BEDROOM
8'11" x 11'8" (2.72 x 3.56)

BEDROOM
10'4" x 11'8" (3.15 x 3.56)

BEDROOM
8'11" x 10'11" (2.72 x 3.35)

BEDROOM
10'4" x 7'3" (3.16 x 2.22)

BATHROOM
6'9" x 5'11" (2.07 x 1.82)

OUTSIDE

DRIVEWAY

ENCLOSED GARDEN

SUMMERHOUSE
8'11" x 9'6" (2.73 x 2.92)

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.

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!

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.

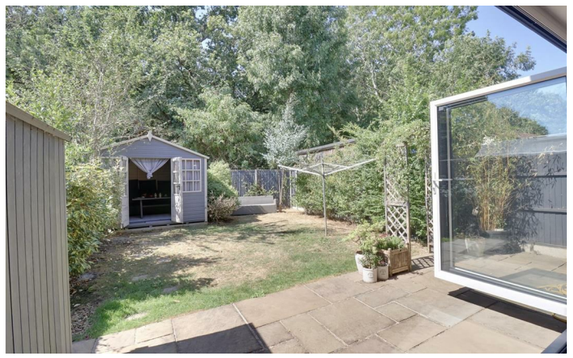
RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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.

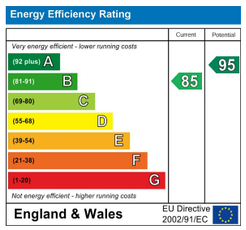
DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

COUNCIL TAX BAND
Gosport Borough Council Tax Band: C





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