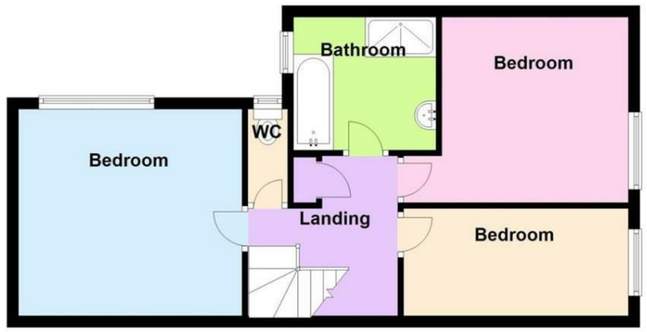
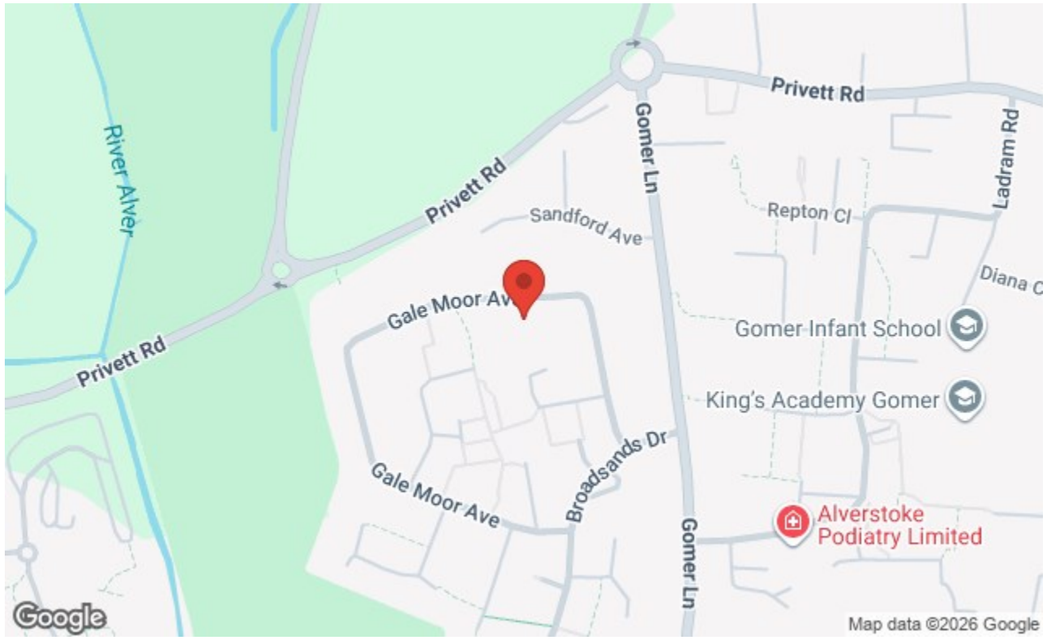
Ground Floor

First Floor





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

FOR SALE

Price Guide £315,000

Gale Moor Avenue, Gosport PO12 2SG

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- Highly sought-after Gomer area of Alverstoke
- Walking distance to Stokes Bay Beach and Stanley Park
- Close to Gomer Infant School and Bay House School
- Spacious lounge/diner overlooking the rear garden
- No onward chain
- Family bathroom with separate shower cubicle
- Double glazing and gas central heating
- Large driveway providing off-road parking
- Integral garage with light and power

** Price Guide £315,000 - £325,000 **
Bernards Estate Agents are delighted to offer for sale this three-bedroom house located in the highly sought-after Gomer area of Alverstoke.

This fantastic location is within walking distance of Stokes Bay Beach, Stanley Park, Gomer Infant School and Bay House Senior School, making it ideal for families.

The property benefits from double glazing and gas central heating throughout. To the front of the property there is a large driveway providing off-road parking, which leads to an integral garage with light and power.

Internally, the ground floor offers a good-sized fitted kitchen and a spacious lounge/diner overlooking the rear garden. On the first floor there are three well-proportioned bedrooms, a family bathroom with a separate shower cubicle, and a separate WC.

The rear garden is a generous size and mainly laid to lawn, offering plenty of outdoor space.

Offered to the market with no onward chain, making it ideal for buyers looking for a straightforward purchase.

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

PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN
11'10 x 7'7 (3.61m x 2.31m)

LOUNGE
16'11 x 13'6 (5.16m x 4.11m)

LANDING

BEDROOM ONE
12'10 x 11'9 (3.91m x 3.58m)

BEDROOM TWO
10'8 x 10'5 (3.25m x 3.18m)

BEDROOM THREE
13'6 x 6'3 (4.11m x 1.91m)

BATHROOM
8'2 x 7'0 (2.49m x 2.13m)

SEPARATE WC
5'1 x 2'7 (1.55m x 0.79m)

OUTSIDE

FRONT DRIVEWAY

INTEGRAL GARAGE
16'5 x 8'1 (5.00m x 2.46m)

ENCLOSED REAR GARDEN

FREEHOLD / COUNCIL TAX BAND C

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.

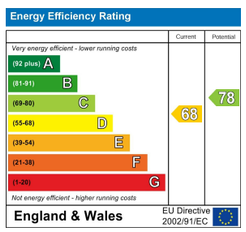
SOLICITORS

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!



Scan here to see all our properties for sale and rent

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