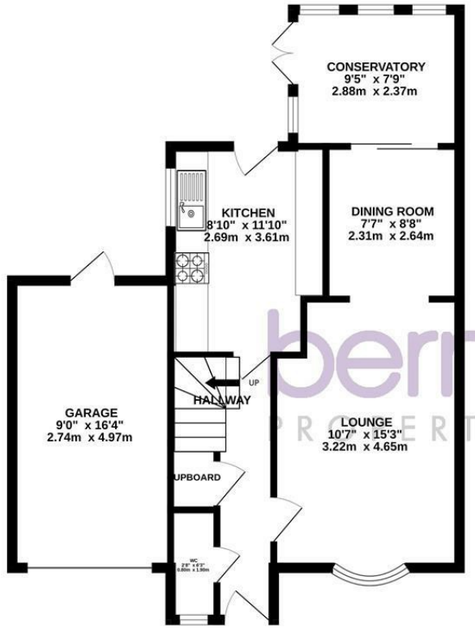
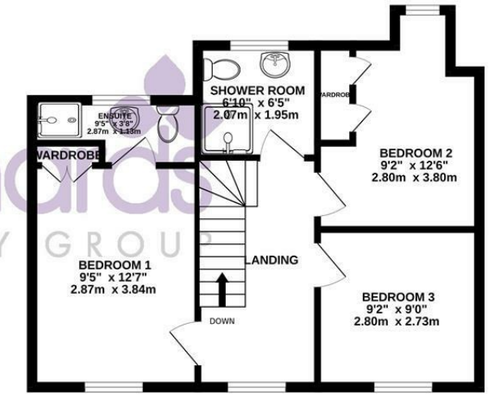
GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



bernards PROPERTY GROUP

TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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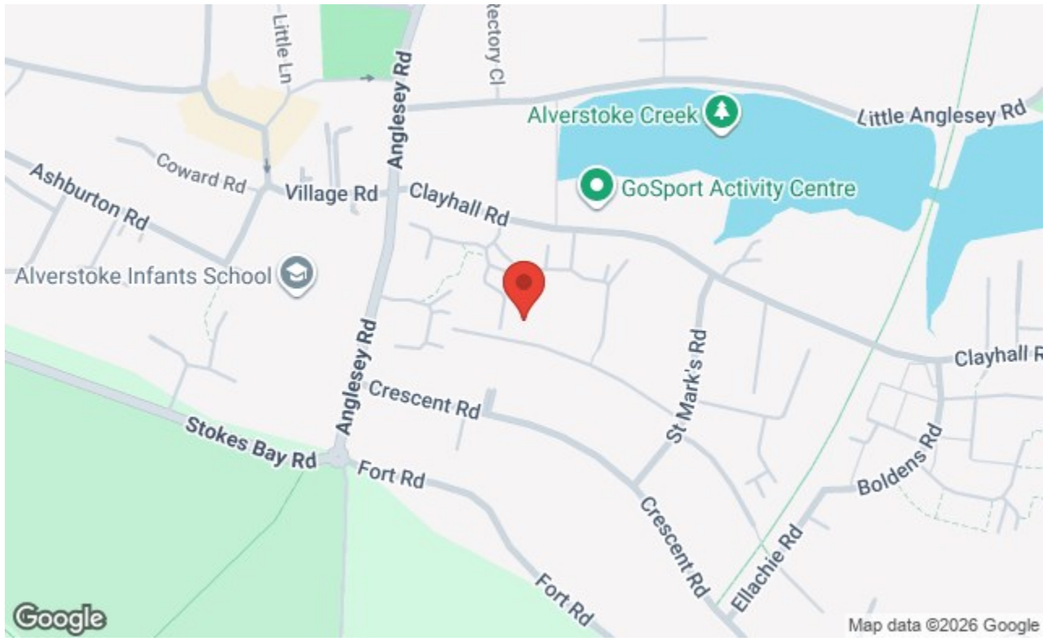

97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers Over £375,000

Anglesey Arms Road, Gosport PO12 2DG

bernards THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- Spacious and well-maintained three-bedroom house
- Sought-after Anglesey Arms Road, Alverstoke
- Walking distance to Stokes Bay Beach & Alverstoke Village
- Three double bedrooms
- En-suite shower room to master bedroom
- Spacious living room, dining room & sun lounge
- Modern fitted kitchen & downstairs cloakroom
- Double glazing & gas central heating
- Driveway & integral garage with light and power

Guide price £375,000 - £390,000

A WELL-MAINTAINED AND SPACIOUS THREE-BEDROOM HOUSE IN THE SOUGHT-AFTER ANGLESEY ARMS ROAD, ALVERSTOKE, WITHIN WALKING DISTANCE OF STOKES BAY BEACH, ALVERSTOKE VILLAGE AND LOCAL BUS ROUTES.

The property is well presented throughout and benefits from double glazing and gas central heating. The ground floor comprises a downstairs cloakroom, spacious living room leading through to a separate dining room and sun lounge, together with a modern fitted kitchen.

On the first floor, there are three good-sized double bedrooms, with the master bedroom benefiting from an en-suite shower room. The family bathroom was replaced approximately six years ago and has been converted to provide a modern shower room.

Outside, the front of the property offers a driveway providing off-road parking and leading to an integral garage, which benefits from light and power. To the rear is a good-sized enclosed garden with a garden shed, outside tap and a door providing access into the garage.

The property is ideally positioned for access to Stokes Bay seafront, Alverstoke Village, local amenities and bus routes, making this an excellent family home in a popular residential location.

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

PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE
10'6" x 15'3" (3.22 x 4.65)

DINING ROOM
7'6" x 8'7" (2.31 x 2.64)

CONSERVATORY
9'5" x 7'9" (2.88 x 2.37)

KITCHEN
8'9" x 11'10" (2.69 x 3.61)

FIRST FLOOR LANDING

BEDROOM ONE
9'4" x 12'7" (2.87 x 3.84)

ENSUITE
9'4" x 3'8" (2.87 x 1.13)

BEDROOM TWO
9'2" x 12'5" (2.80 x 3.80)

BEDROOM THREE
9'2" x 8'11" (2.80 x 2.73)

SHOWER ROOM
6'9" x 6'4" (2.07 x 1.95)

OUTSIDE

DRIVEWAY

GARAGE
With light & power.

ENCLOSED REAR GARDEN

FREEHOLD - COUNCIL TAX BAND D

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.

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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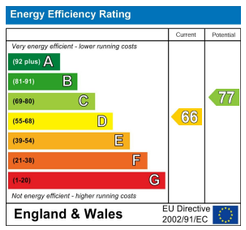

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