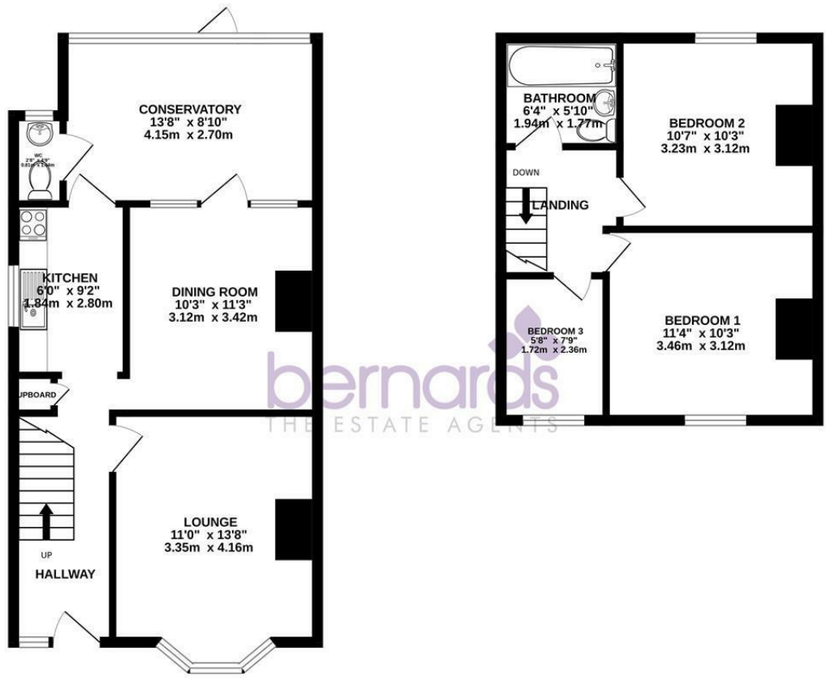
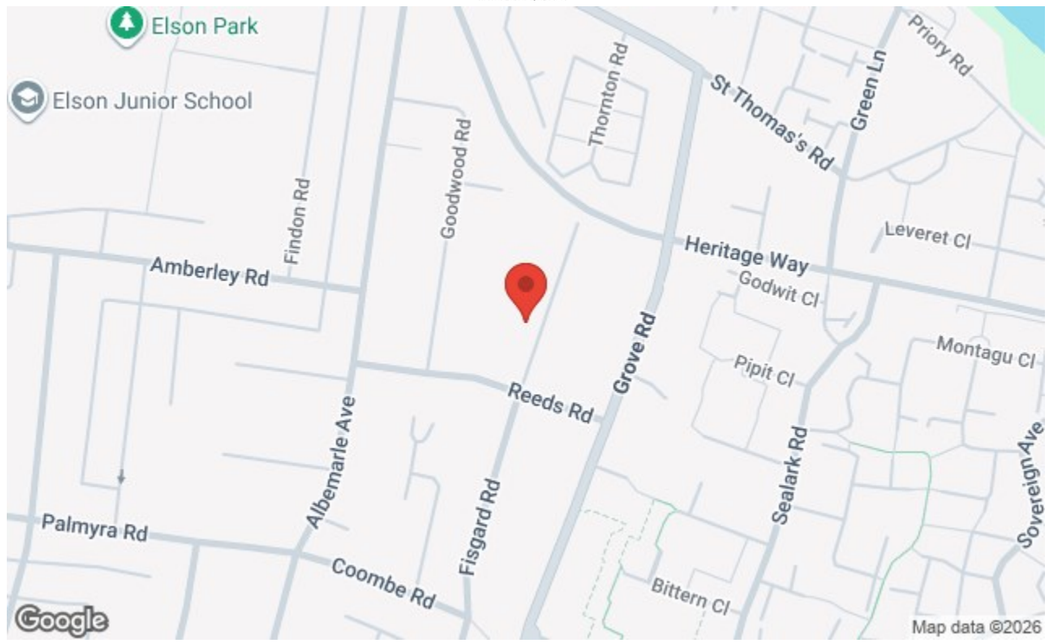
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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

Asking Price £265,000

Fisgard Road, Gosport PO12 4HQ

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- Three-bedroom semi-detached house
- Driveway and garage
- Living room with working fireplace
- Separate dining room
- Downstairs WC
- Good-size rear garden
- Close to Hardway waterfront
- No onward chain

THREE-BEDROOM SEMI-DETACHED HOME IN HARDWAY – NO ONWARD CHAIN!

A three-bedroom semi-detached house located in the highly requested Hardway area of Gosport, offered for sale with NO ONWARD CHAIN. The property benefits from a driveway, garage, double glazing and electric heating, and is ideally positioned close to Hardway waterfront, local schools and bus routes.

The ground floor offers a spacious living room with a working fireplace, along with a separate dining room which provides access into the conservatory. There is also a kitchen and a useful downstairs WC.

Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from a good-size rear garden, complete with a shed and greenhouse, together with convenient side access. To the front, there is a shared driveway leading to the garage.

The property is ideally situated within the popular Hardway area of Gosport, close to the waterfront, local schools and regular bus routes, making this an excellent opportunity for families, first-time buyers or those looking for a property with no onward chain.

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

PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS WC

LOUNGE
10'11" x 13'7" (3.35 x 4.16)

DINING ROOM
10'2" x 11'2" (3.12 x 3.42)

KITCHEN
6'0" x 9'2" (1.84 x 2.80)

CONSERVATORY
13'7" x 8'10" (4.15 x 2.70)

FIRST FLOOR LANDING

BEDROOM ONE
11'4" x 10'2" (3.46 x 3.12)

BEDROOM TWO
10'7" x 10'2" (3.23 x 3.12)

BEDROOM THREE
5'7" x 7'8" (1.72 x 2.36)

BATHROOM
6'4" x 5'9" (1.94 x 1.77)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE
Shared driveway leading to the garage.

FREEHOLD - COUNCIL TAX BAND C

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.

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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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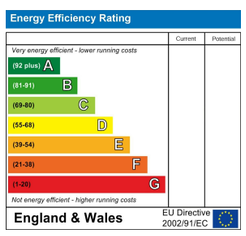












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