

Asking Price £220,000

Alver Bridge View, Gosport PO12
2HF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Modern two bedroom house
- ❖ Bay House School catchment area
- ❖ Walking distance to shops and Gosport Park
- ❖ Spacious living room
- ❖ Kitchen/diner
- ❖ Double glazing and electric heating
- ❖ Enclosed rear garden
- ❖ Driveway providing off-road parking
- ❖ Ideal first time buy
- ❖ No onward chain

Bernards Estate Agents are delighted to offer for sale this modern two-bedroom home, situated in the highly sought-after Alverstoke area of Gosport.

Ideally located, the property is within easy walking distance of Gosport Park, the shops and amenities along Stoke Road, and falls within the catchment area for the popular Bay House School.

The property benefits from double glazing and electric heating throughout. The ground floor comprises an entrance porch leading into a bright living room, which in

turn opens into a kitchen/diner overlooking the rear garden.

Upstairs, there are two bedrooms and a family bathroom.

Externally, the property offers a front driveway providing off-road parking, while the enclosed rear garden provides a private outdoor space.

This property would make an ideal first-time purchase or investment, and is offered to the market with no onward chain, making it perfect for buyers looking to move quickly.

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





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PROPERTY INFORMATION

ENTRANCE PORCH

4'9 x 3'0 (1.45m x 0.91m)

LIVING ROOM

13'7 x 11'6 (4.14m x 3.51m)

KITCHEN/DINER

13'0 x 9'3 (3.96m x 2.82m)

LANDING

BEDROOM ONE

10'4 x 9'10 (3.15m x 3.00m)

BEDROOM TWO

10'10 x 6'10 (3.30m x 2.08m)

BATHROOM

6'3 x 6'1 (1.91m x 1.85m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

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!



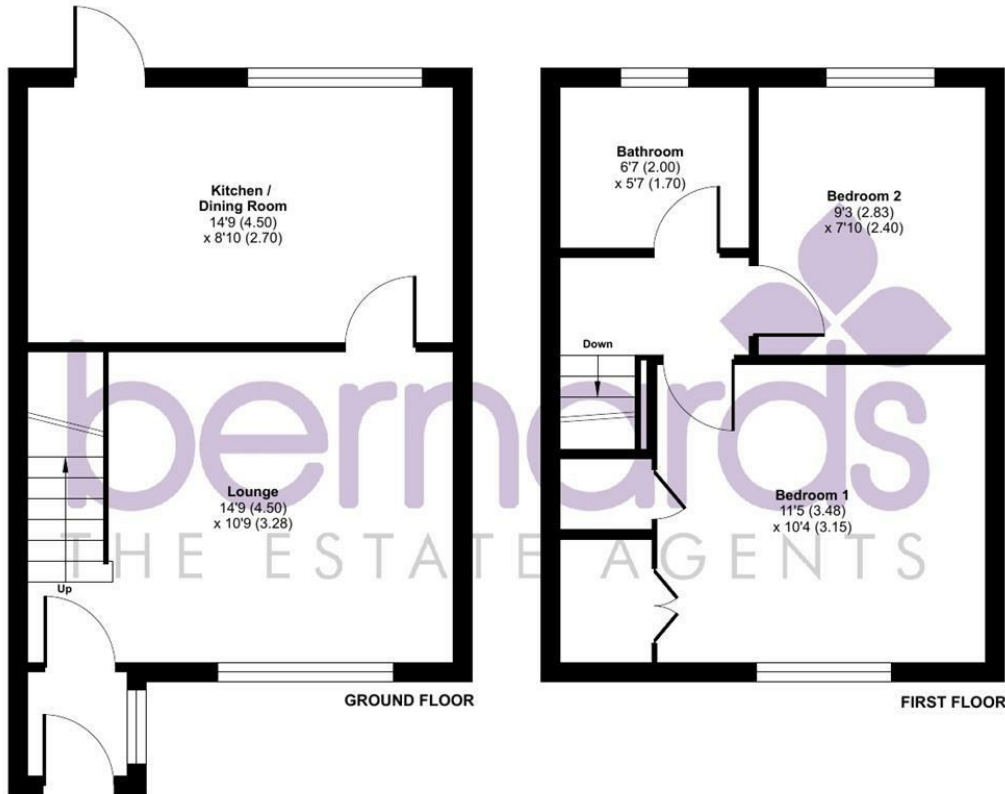
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



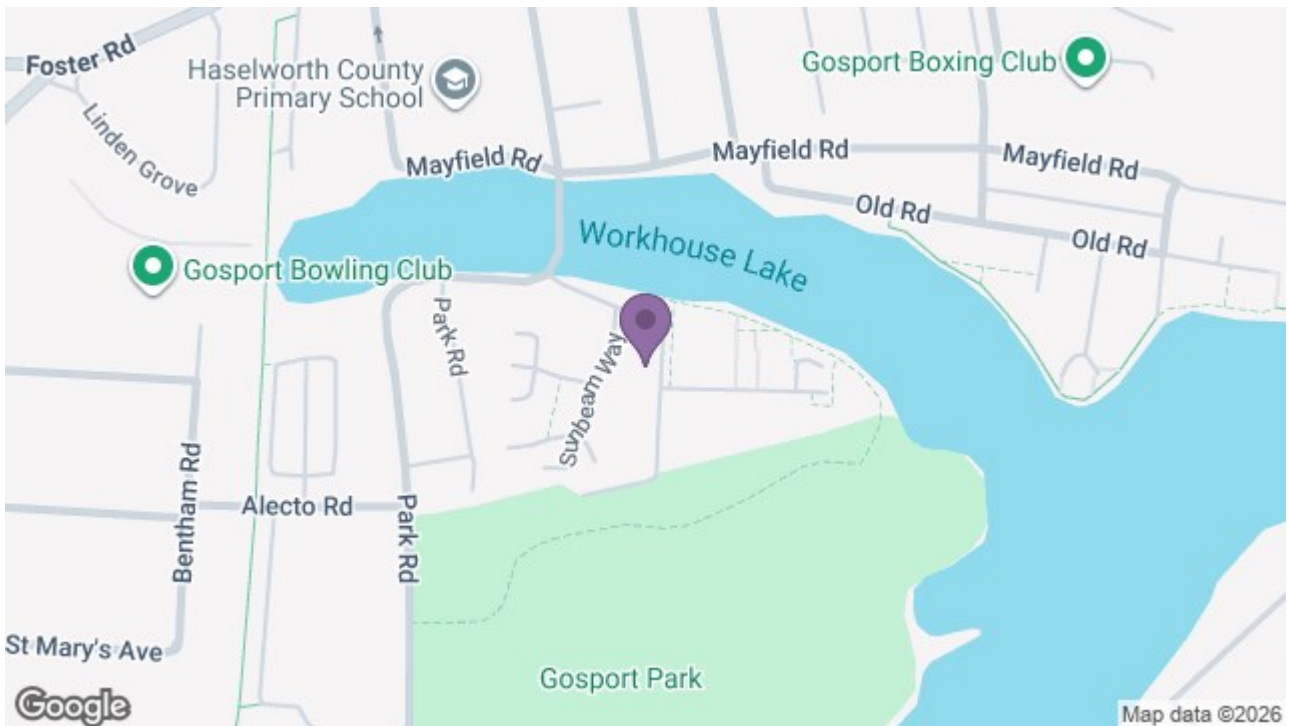
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Approximate Area = 603 sq ft / 56 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to @nktchecom 2026 by a third party.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1417561



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