

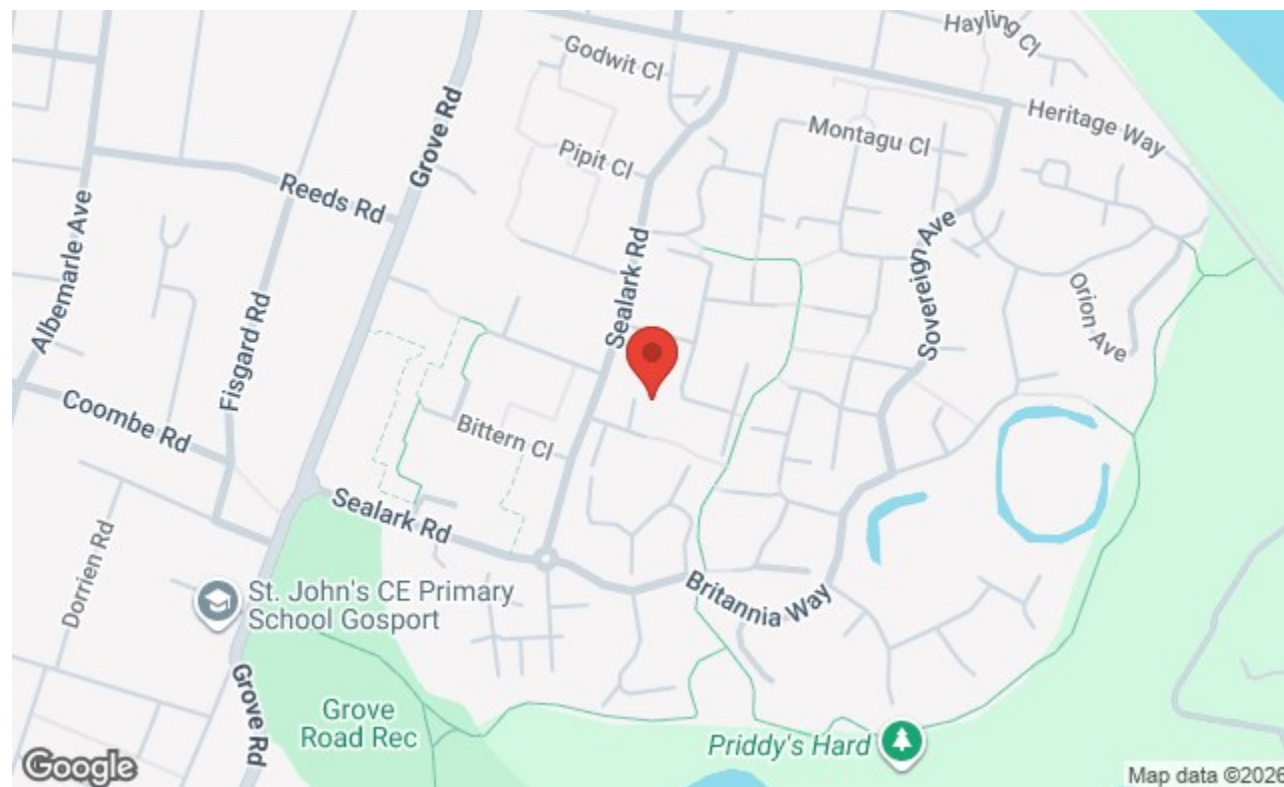


Ground Floor

First Floor

Total floor area 76.5 sq.m. (824 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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



Offers Over £290,000

Falcon Close, Gosport PO12 4AG



HIGHLIGHTS

- ❖ Modern three bedroom semi-detached house
- ❖ Located in a quiet cul-de-sac
- ❖ No onward chain
- ❖ Gas central heating and double glazing
- ❖ Downstairs WC
- ❖ Spacious lounge
- ❖ Kitchen/diner
- ❖ En-suite
- ❖ Driveway & Garage
- Close to Hardway waterfront

A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVE & GARAGE - NO CHAIN!

Bernards estate agents are delighted to offer for sale this modern home situated in a cul-de-sac location in Priddy's Hard, Gosport. The property benefits from double glazing and gas central heating.

On the ground floor there is a downstairs WC, a spacious lounge, and a kitchen/diner overlooking the rear garden.

Upstairs, there are three bedrooms, with an en-suite to the master

bedroom, along with a family bathroom.

Outside, the property offers an enclosed rear garden with side access. To the front, there is a driveway providing off-road parking leading to the garage, which benefits from light and power.

The property is conveniently located close to Hardway waterfront, local pubs and restaurants, bus routes, and schools.

For buyers looking for a quick purchase, there is no onward chain.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
DOWNSTAIRS WC
LIVING ROOM
 17'6 x 14'4 (5.33m x 4.37m)

KITCHEN/DINER
 14'4 x 9'0 (4.37m x 2.74m)

LANDING

BEDROOM ONE
 11'5 x 8'5 (3.48m x 2.57m)

EN SUITE
 8'5 x 4'3 (2.57m x 1.30m)

BEDROOM TWO
 10'5 x 8'1 (3.18m x 2.46m)

BEDROOM THREE
 8'7 x 5'7 (2.62m x 1.70m)

BATHROOM
 6'3 x 5'6 (1.91m x 1.68m)

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY

GARAGE

FREEHOLD / COUNCIL TAX BAND D

ANTI MONEY LAUNDERING
 Bernard's 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

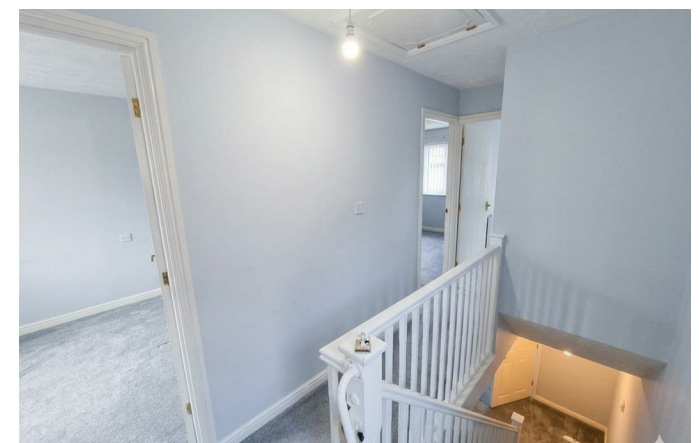
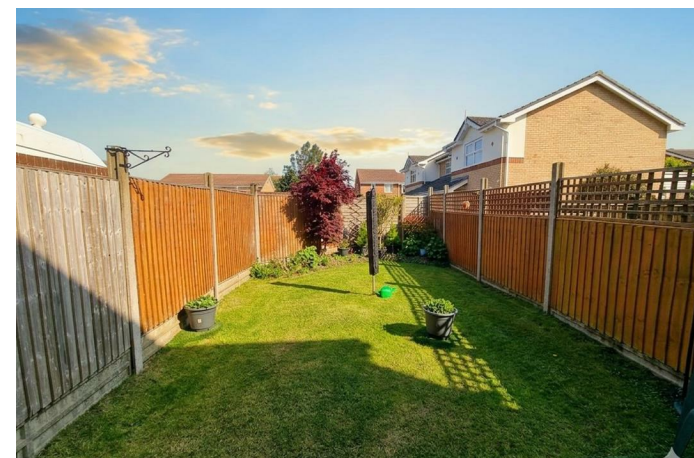
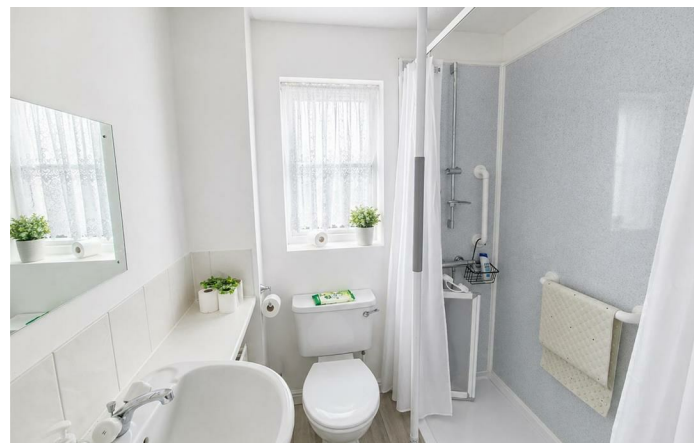
whenever we submit an offer. Thank you.

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. Bernard's 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.

OFFER CHECK PROCEDURE
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			
(92-100) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	



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