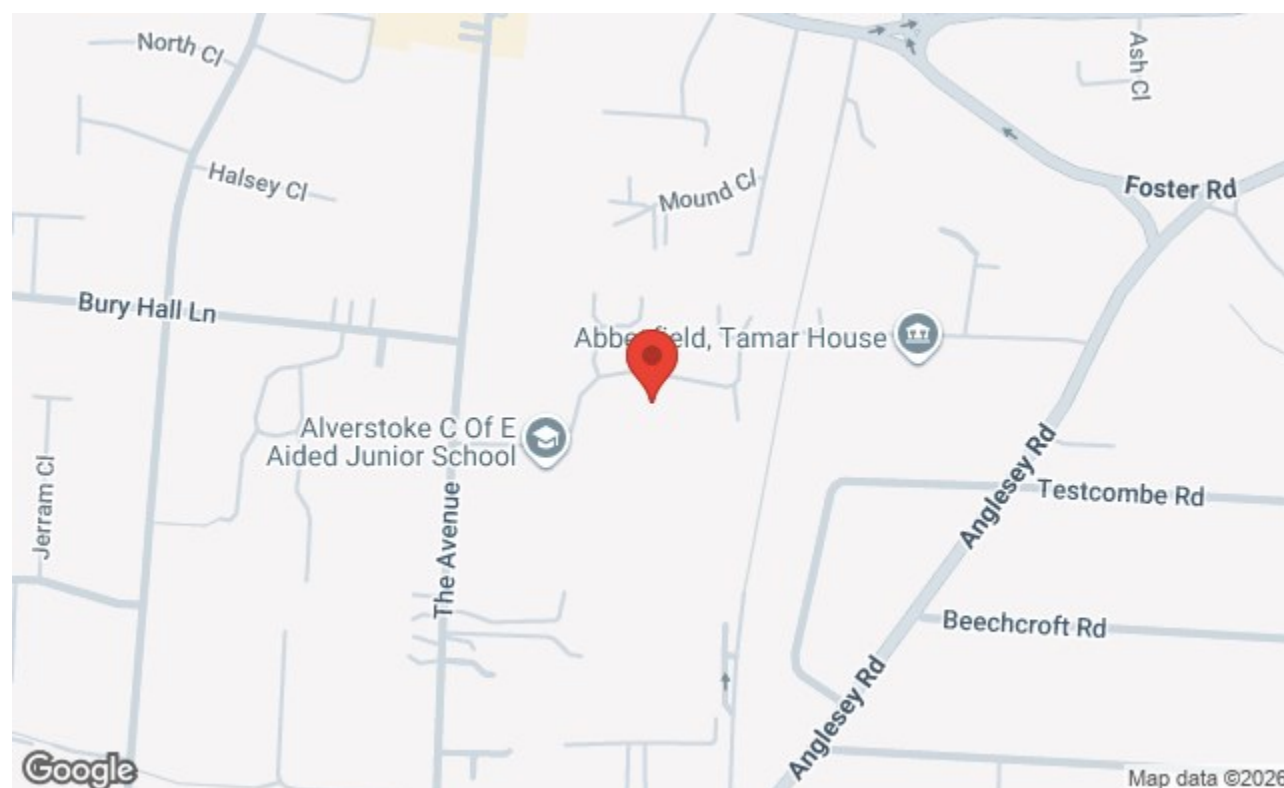
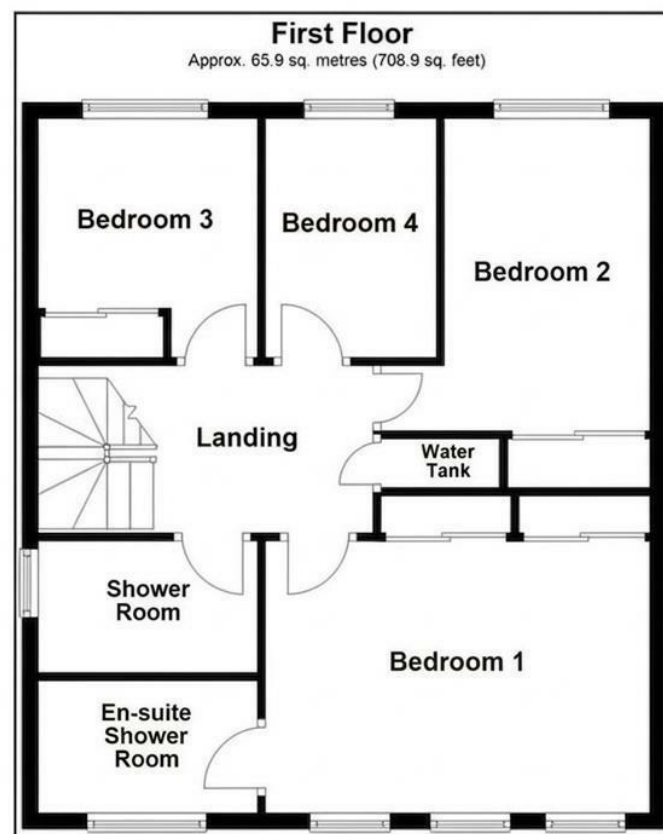
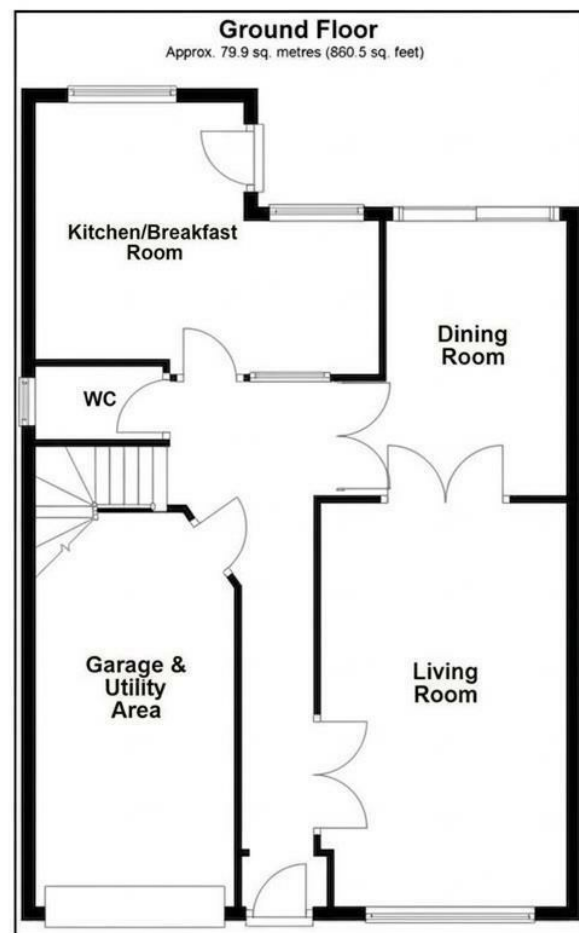




97 High Street, Gosport, PO12 1DS
t: 02392 004660



Price Guide £550,000

Tebourba Drive, Gosport PO12 2NT

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THE ESTATE AGENTS



HIGHLIGHTS

- Detached family home in quiet cul-de-sac
- Sought-after Alverstone village location
- South-facing rear garden
- Four well-proportioned bedrooms
- En-suite to master bedroom
- Spacious living room with doors to dining room
- Downstairs WC
- Integral garage with internal access
- Within easy reach of Stokes Bay beach

** PRICE GUIDE £550,000 - £575,000

**

Detached Family Home with South-Facing Garden in Quiet Cul-de-Sac – Sought-After Alverstone Location

Situated in a peaceful cul-de-sac in the highly desirable village of Alverstone, this well-maintained detached home offers spacious and versatile accommodation, just a short distance from Alverstone Junior School and Stokes Bay beach.

The property benefits from double glazing and gas central heating throughout. The ground floor comprises a welcoming entrance hall,

a convenient downstairs WC, a generous living room with double doors opening into a separate dining room, and a modern fitted kitchen/breakfast room. There is also internal access to the integral garage.

Upstairs, the home offers four well-proportioned bedrooms, including a master bedroom with en-suite facilities, along with an additional family shower room.

Externally, the property features a front driveway providing off-road parking. To the rear, the private garden enjoys a desirable southerly aspect, making it ideal for outdoor entertaining and relaxation.

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

- ENTRANCE HALL
- DOWNSTAIRS WC
- LIVING ROOM
18'11 x 11'8 (5.77m x 3.56m)
- DINING ROOM
11'10 x 10'9 (3.61m x 3.28m)
- KITCHEN/BREAKFAST ROOM
15'4 x 13'7 (4.67m x 4.14m)

- LANDING
- BEDROOM ONE
15'8 x 11'2 (4.78m x 3.40m)
- EN SUITE
8'4 x 5'6 (2.54m x 1.68m)
- BEDROOM TWO
12'7 x 10'7 (3.84m x 3.23m)
- BEDROOM THREE
9'8 x 8'9 (2.95m x 2.67m)
- BEDROOM FOUR
9'9 x 7'0 (2.97m x 2.13m)
- BATHROOM
8'4 x 5'3 (2.54m x 1.60m)

- OUTSIDE
- FRONT DRIVEWAY
- GARAGE
17'5 x 8'4 (5.31m x 2.54m)
- ENCLOSED REAR GARDEN
- FREEHOLD / COUNCIL TAX
BAND F

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

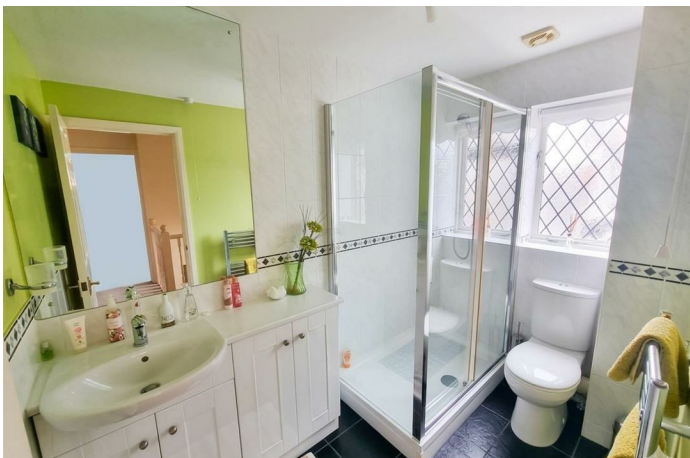
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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		
EU Directive 2002/91/EC	81	69
England & Wales		



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