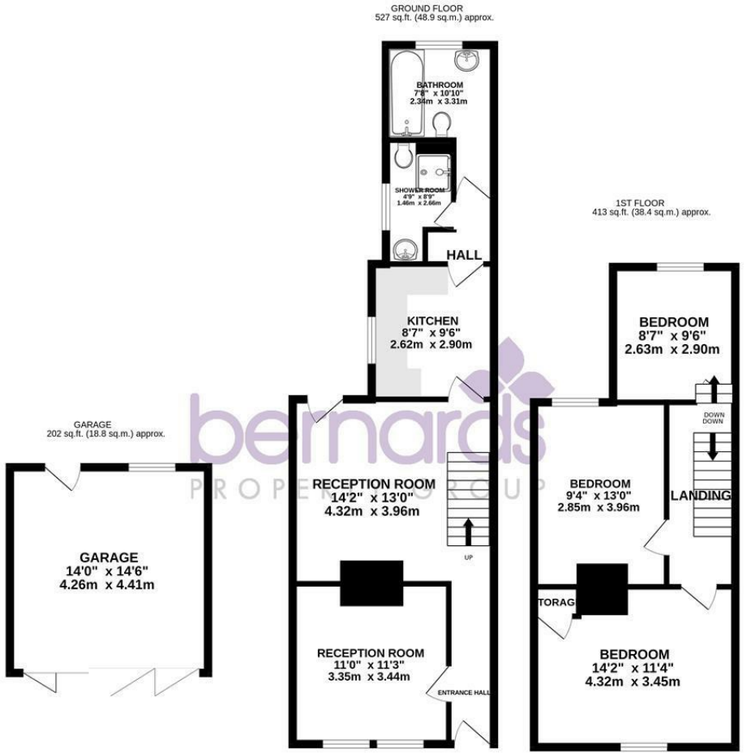

bernards
PROPERTY GROUP

TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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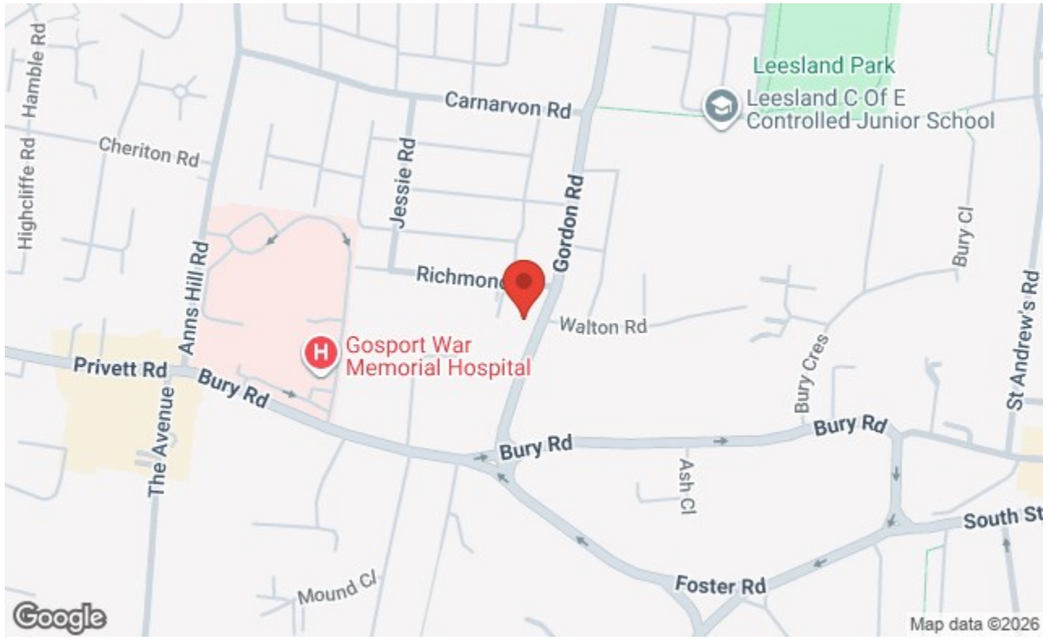


97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £239,950

Gordon Road, Gosport PO12 3QE

bernards
THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- Three Bedroom Terraced House
- Refurbished Throughout
- Newly Fitted Kitchen
- Modern Bathroom
- Gas Central Heating
- Low Maitenance Garden
- Garage
- Ideal for a First Time Buy
- No Forward Chain
- Improved by the Current Owner

Bernards Estate Agents are please to welcome to the market this beautifully refurbished three-bedroom terraced Gordon Road in Gosport. This property offers a perfect blend of modern living and traditional comfort. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The natural light that floods these areas creates a warm and inviting atmosphere.

The property boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The refurbishment throughout the house has been completed to a high standard, making it ready for you to move in without the need for any immediate renovations. Additionally, the inclusion of a garage adds to the practicality of this home, offering secure parking or extra storage space.

Whether you are a first-time buyer or looking to settle down in a peaceful area, this terraced house on Gordon Road is a wonderful opportunity not to be missed.

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

PROPERTY INFORMATION

ENTRANCE HALL

RECEPTION ROOM
10'11" x 11'3" (3.35 x 3.44)

RECEPTION ROOM
14'2" x 12'11" (4.32 x 3.96)

KITCHEN
8'7" x 9'6" (2.62 x 2.90)

HALLWAY

SHOWER ROOM
4'9" x 8'9" (1.46 x 2.68)

BATHROOM
7'8" x 10'10" (2.34 x 3.31)

FIRST FLOOR LANDING

BEDROOM
14'2" x 11'3" (4.32 x 3.45)

BEDROOM
9'4" x 12'11" (2.85 x 3.96)

BEDROOM
8'7" x 9'6" (2.63 x 2.90)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE
13'11" x 14'5" (4.26 x 4.41)

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.

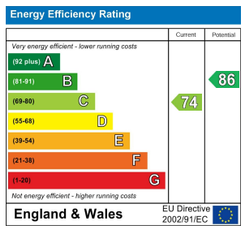
DISCLAIMER STATEMENT

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

FREEEHOLD - COUNCIL TAX BAND B



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