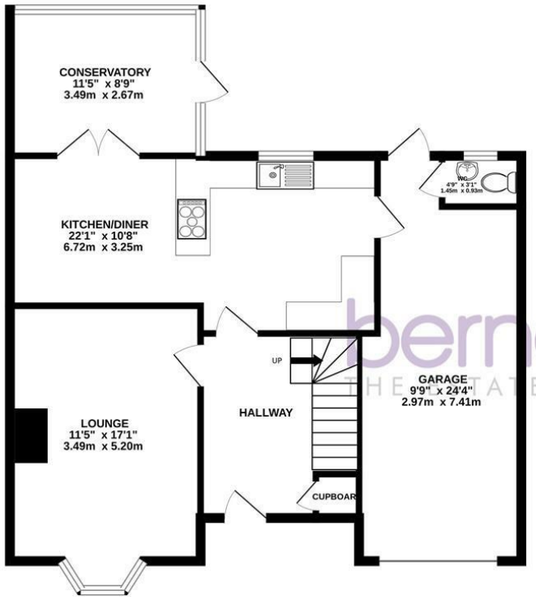
GROUND FLOOR
822 sq.ft. (76.3 sq.m.) approx.

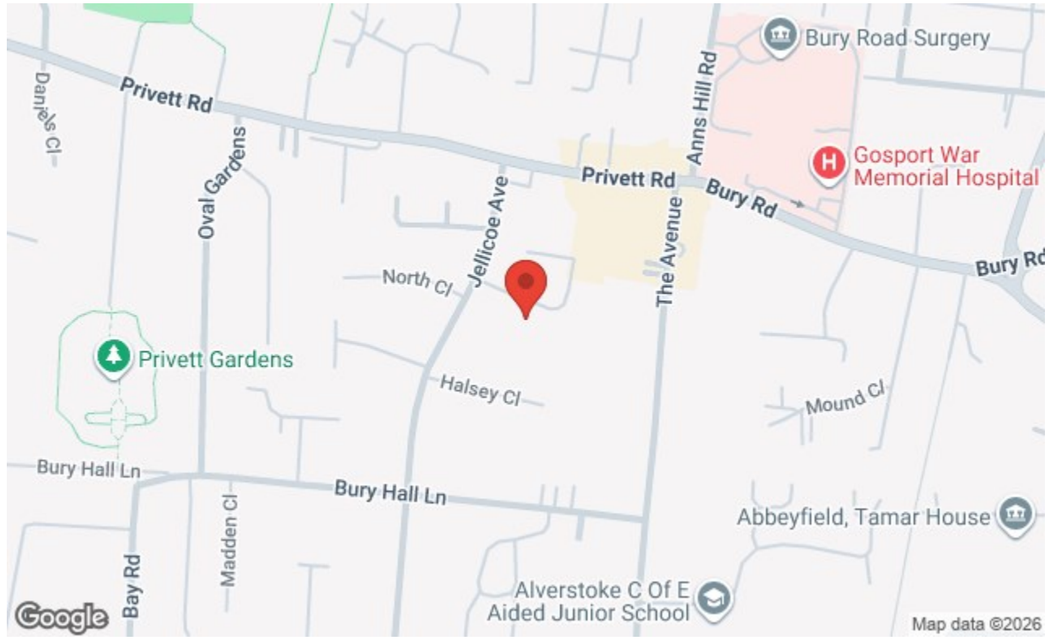


1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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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Angela@bernardsea.co.uk
97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £425,000

Kingsmill Close, Gosport PO12 2PG

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3 1 1

HIGHLIGHTS

- HIGHLY SOUGHT-AFTER ALVERSTOKE LOCATION
- THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE
- QUIET CUL-DE-SAC POSITION
- CLOSE TO STOKES BAY BEACH
- BAY HOUSE SCHOOL CATCHMENT
- SPACIOUS KITCHEN/DINER & CONSERVATORY
- LARGE GARAGE
- DOWNSTAIRS WC
- FRONT DRIVEWAY

WELL-PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE IN A SOUGHT-AFTER ALVERSTOKE CUL-DE-SAC!

A well-presented three double bedroom semi-detached house, situated in a desirable cul-de-sac within the highly sought-after Alverstoke area of Gosport. The property is ideally positioned close to Stokes Bay beach and falls within the Bay House School catchment area.

The accommodation benefits from double glazing and gas central heating and comprises a welcoming entrance hallway, downstairs WC, spacious living room with attractive bay window and a generous kitchen/diner with doors leading into the conservatory. The property also benefits from a large garage, providing excellent storage or potential for a variety of uses.

Upstairs, there are three good-sized double bedrooms and a family bathroom.

Outside, the property offers a front driveway providing off-road parking and a good-sized rear garden which is not overlooked, providing a pleasant and private outdoor space.

An excellent family home in a popular location, close to the seafront, local amenities and highly regarded schools.

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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
4'9 x 3'1 (1.45m x 0.94m)

LOUNGE
17'1 x 11'5 (5.21m x 3.48m)

KITCHEN/DINER
22'1 x 10'8 (6.73m x 3.25m)

CONSERVATORY
11'5 x 8'9 (3.48m x 2.67m)

LANDING

BEDROOM ONE
13'1 x 11'5 (3.99m x 3.48m)

BEDROOM TWO
11'5 x 10'1 (3.48m x 3.07m)

BEDROOM THREE
10'0 x 7'1 (3.05m x 2.16m)

BATHROOM
6'7 x 6'0 (2.01m x 1.83m)

OUTSIDE

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

GARAGE
24'4 x 9'9 (7.42m x 2.97m)

FREEHOLD / COUNCIL TAX BAND D

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

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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.

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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.

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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.

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.









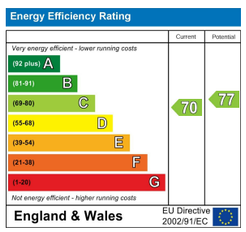












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