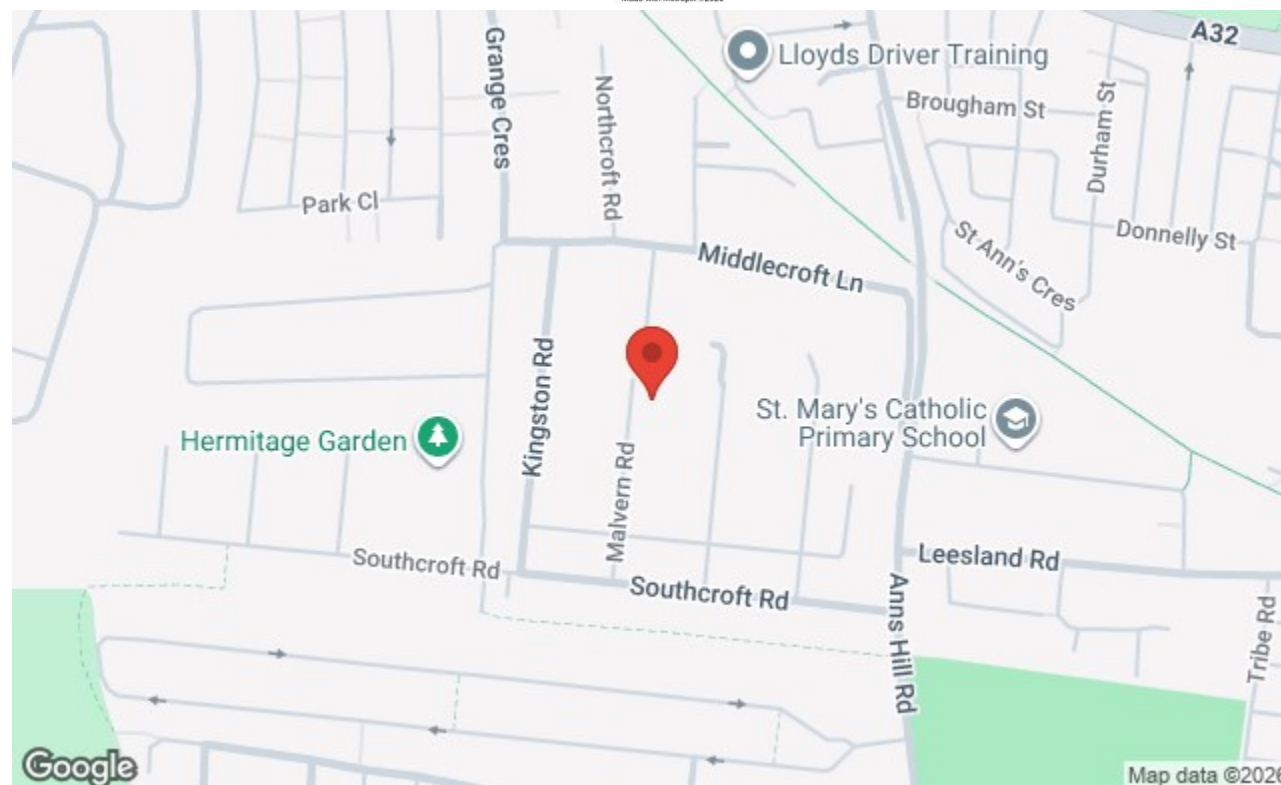


TOTAL FLOOR AREA - 574 sq.ft. (53.4 sq.m.) approx.

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



Offers Over £270,000

Malvern Road, Gosport PO12 3LH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ Semi-detached Bungalow
- ❖ Driveway
- ❖ Two double bedrooms
- ❖ Renovated throughout
- ❖ No chain
- ❖ Bay window
- ❖ Cul-de-sac Location
- ❖ Council Tax Band B
- ❖
- ❖

Bernards are pleased to welcome to the sales market this newly renovated two bedroom semi-detached bungalow in a peaceful cul-de-sac on Malvern Road, Gosport, this charming two bedroom semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. Recently renovated throughout, the property boasts a fresh and inviting atmosphere, making it ideal for first-time buyers, downsizers, or anyone looking for a low maintenance home.

Upon entering, you will find a well proportioned reception room that serves as a perfect gathering space for family and friends. The two bedrooms are thoughtfully designed, providing ample space for

relaxation and rest. The bathroom has also been updated, ensuring a contemporary feel that complements the overall aesthetic of the bungalow.

One of the standout features of this property is no forward chain, allowing for a smooth and efficient purchase process. The tranquil cul-de-sac location enhances the appeal, offering a serene environment while still being conveniently close to local amenities and transport links.

This delightful bungalow is a rare find in the Gosport area, combining modern renovations with a peaceful setting. It is a perfect choice for those looking to enjoy a comfortable lifestyle in a welcoming community. Do not miss the chance to make this lovely property your new home.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN/DINER

8'5" x 17'9" (2.57 x 5.42)

## LOUNGE

9'4" x 16'9" (2.86 x 5.11)

## BEDROOM ONE

9'4" x 13'10" (2.86 x 4.23)

## BEDROOM TWO

6'11" x 11'1" (2.13 x 3.40)

## BATHROOM

5'10" x 6'2" (1.78 x 1.90)

## OUTSIDE

## DRIVEWAY

## ENCLOSED REAR GARDEN

## 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!

## 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.

## 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.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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