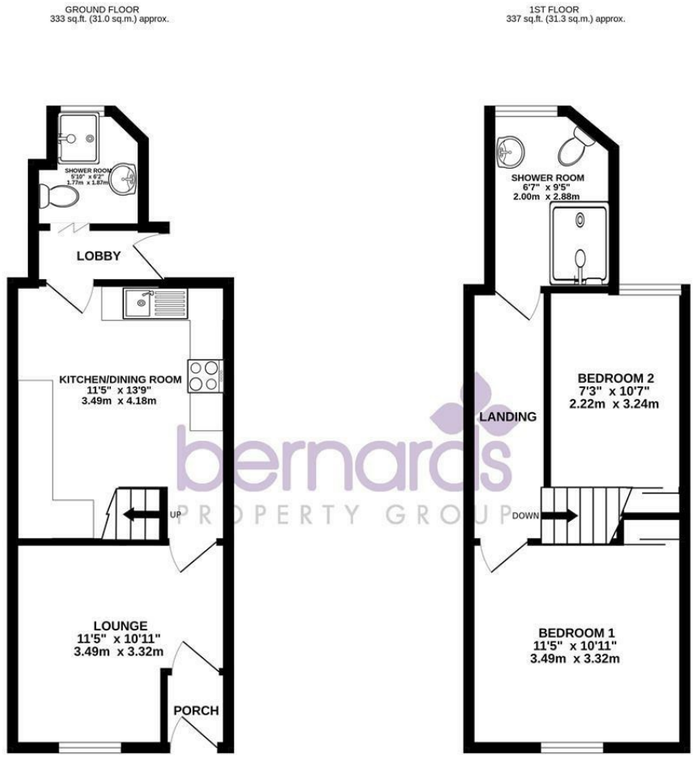




97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers Over £190,000

St. Anns Crescent, Gosport PO12 3JJ

bernards THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- Two double bedrooms
- Double glazing and gas central heating
- Large kitchen/diner
- Utility room
- Two shower rooms
- Good-sized enclosed rear garden
- Garden shed
- On-street parking
- Ideal first-time purchase

£190,000 to £200,000 Guide Price

A WELL-PRESENTED TWO-BEDROOM HOUSE IDEALLY SUITED TO FIRST-TIME BUYERS

This well-presented two-bedroom house offers spacious and practical accommodation and would make an ideal first-time purchase.

The ground floor comprises a good-sized living room, a spacious kitchen/diner with access through to a useful utility room, and a downstairs shower room. Upstairs, there are two good-sized double bedrooms along with an additional shower room.

Outside, the property benefits from a good-sized enclosed rear garden with a useful shed, while parking is available on the street. The property also benefits from double glazing and gas central heating.

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PROPERTY INFORMATION

ENTRANCE PORCH

LOUNGE
11'5" x 10'10" (3.49 x 3.32)

KITCHEN/DINING ROOM
11'5" x 13'8" (3.49 x 4.18)

REAR LOBBY/UTILITY ROOM

SHOWER ROOM
5'8" x 6'1" (1.73 x 1.87)

FIRST FLOOR LANDING

BEDROOM ONE
11'5" x 10'10" (3.49 x 3.32)

BEDROOM TWO
7'3" x 10'7" (2.22 x 3.24)

UPSTAIRS SHOWER ROOM
6'6" x 9'5" (2.00 x 2.88)

OUTSIDE

ENCLOSED REAR GARDEN

GARDEN SHED

FREEHOLD - COUNCIL TAX BAND B

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.

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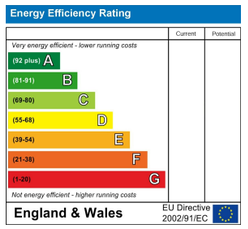












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