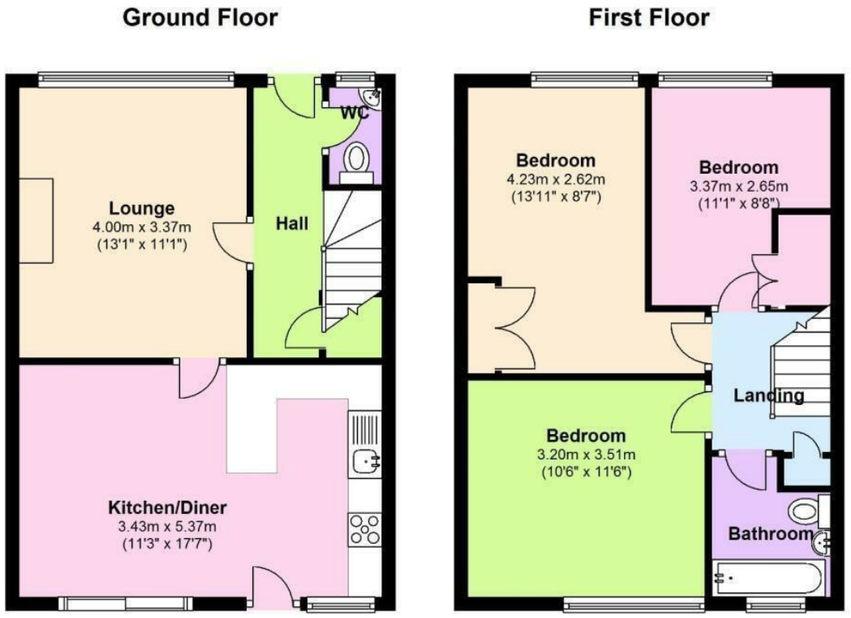


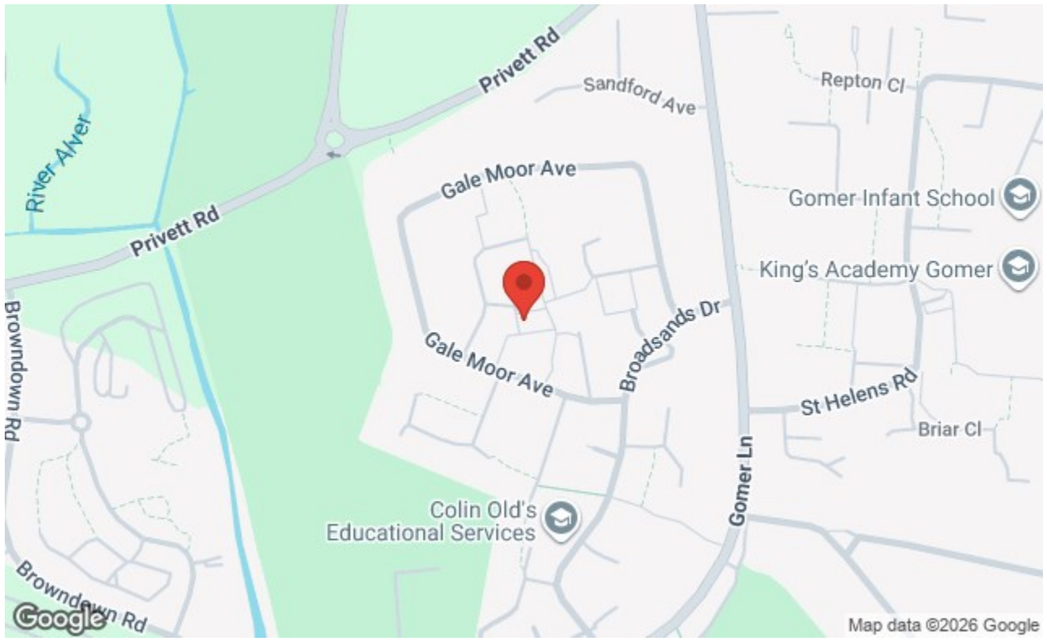


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## HIGHLIGHTS

- Three bedroom detached house
- Located in the popular Gomer area of Alverstoke
- Walking distance to Stokes Bay Beach and Stanley Park
- Close to Gomer Infant School and Bay House Senior School
- Three double bedrooms
- Downstairs WC
- Double glazing and gas central heating
- Garage
- Requires some updating – priced accordingly
- No onward chain

Located in the Gomer area of Alverstoke, this spacious three-bedroom detached house is within walking distance of Stokes Bay Beach, Stanley Park, Gomer Infant School, and Bay House Senior School.

The property benefits from double glazing and gas central heating throughout. On the ground floor, there is a downstairs WC, a spacious living room, and a kitchen/diner overlooking the rear garden. Upstairs offers three double bedrooms and a family bathroom.

Externally, the property features an enclosed rear garden with rear vehicle access leading to the garage.

The home requires some updating and has been priced accordingly. For buyers looking for a straightforward purchase, the property is offered with no onward chain.

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# PROPERTY INFORMATION

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**LIVING ROOM**
13'1 x 11'1 (3.99m x 3.38m)

**KITCHEN/DINER**
17'7 x 11'3 (5.36m x 3.43m)

**LANDING**

**BEDROOM ONE**
13'11 x 8'7 (4.24m x 2.62m)

**BEDROOM TWO**
11'6 x 10'6 (3.51m x 3.20m)

**BEDROOM THREE**
11'1 x 8'8 (3.38m x 2.64m)

**BATHROOM**

**OUTSIDE**

**ENCLOSED REAR GARDEN**

**GARAGE**

**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.

**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

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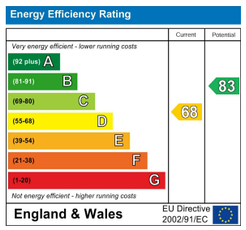
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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