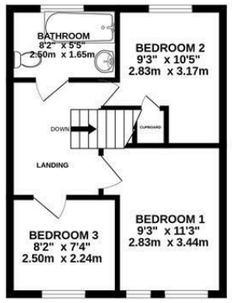
GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 979 sq.ft. (91.0 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 £280,000

Long Drive, Gosport PO13 0QU

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HIGHLIGHTS

- Very Well-Presented Four Bedroom House
- Three Bedrooms Upstairs & One Downstairs
- Spacious Living Room
- Parking to the Rear
- Separate Dining Room
- Enclosed, Low-Maintenance Rear Garden
- Located on the Outskirts of Gosport
- Downstairs WC
- Modern Fitted Kitchen

WELL-PRESENTED FOUR BEDROOM HOUSE WITH REAR PARKING!

Situated on the outskirts of Gosport, this very well-presented four-bedroom house offers versatile accommodation, with three bedrooms upstairs and a further bedroom on the ground floor, making it ideal for families or those requiring additional space to work from home.

The property benefits from double glazing and gas central heating via a combination boiler located in the loft. The ground floor comprises an entrance hall, downstairs WC, spacious living room, separate dining room, modern fitted kitchen and a fourth bedroom.

Upstairs, there are three further bedrooms, a modern bathroom suite and access to the loft via a loft ladder.

Outside, the property enjoys a traffic-free frontage, while the enclosed rear garden has been designed for low maintenance. There is also parking to the rear, along with access to a former garage which has been divided to provide useful storage shed space.

Conveniently located on the outskirts of Gosport, this attractive home offers flexible living accommodation and practical outside space, making it well worth viewing.

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

PROPERTY INFORMATION

ENTRANCE PORCH

DOWNSTAIRS WC

LOUNGE
18'0 x 10'11 (5.49m x 3.33m)

DINING ROOM
11'1 x 10'5 (3.38m x 3.18m)

KITCHEN
11'10 x 7'10 (3.61m x 2.39m)

REAR LOBBY

BEDROOM FOUR
12'6 x 8'11 (3.81m x 2.72m)

LANDING

BEDROOM ONE
11'3 x 8'0 (3.43m x 2.44m)

BEDROOM TWO
10'5 x 9'1 (3.18m x 2.77m)

BEDROOM THREE
8'0 x 7'4 (2.44m x 2.24m)

BATHROOM

OUTSIDE

ENCLOSED REAR GARDEN

FORMER GARAGE/STORAGE SHED

FREEHOLD/COUNCIL TAX BAND B

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!

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

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









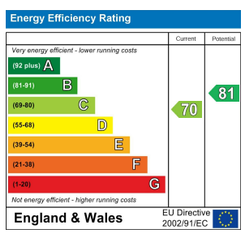












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