

GROUND FLOOR



1ST FLOOR

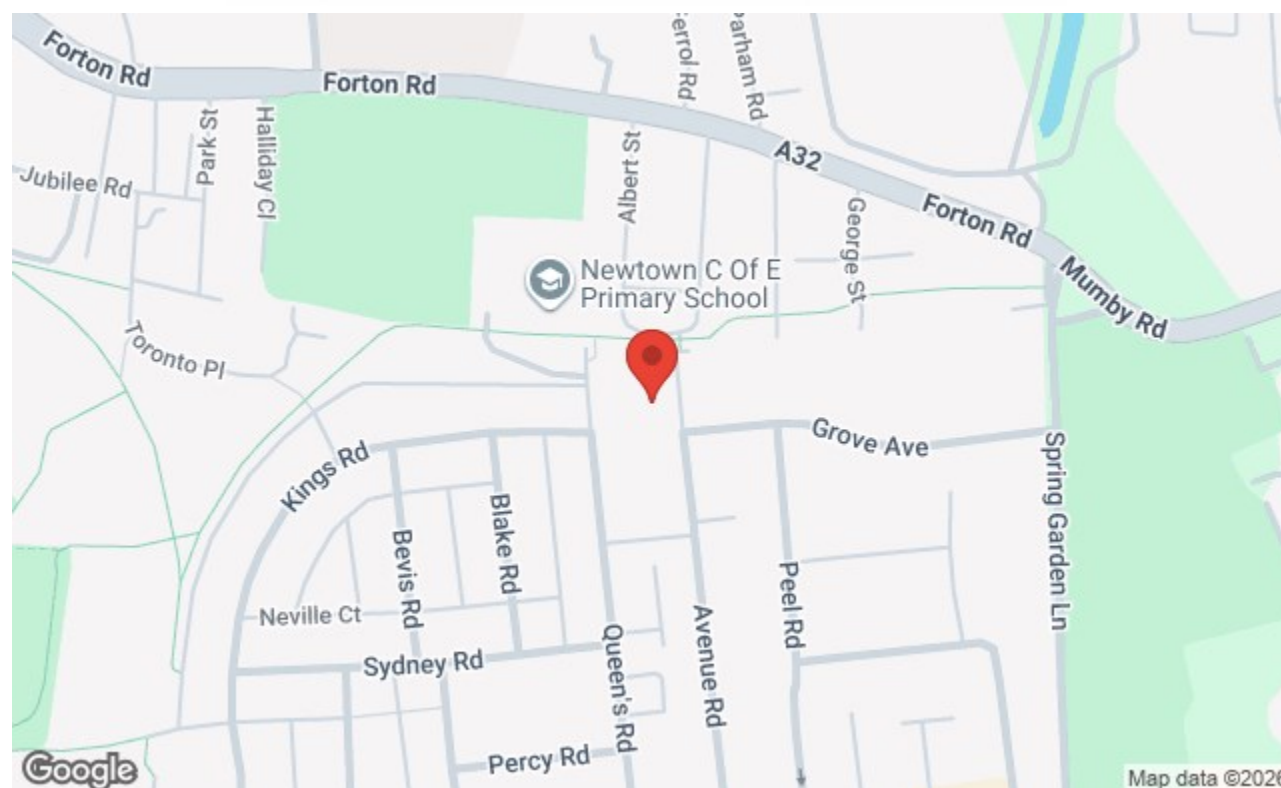


FOR SALE

Asking Price £230,000

Avenue Road, Gosport PO12 1JZ

bernards
THE ESTATE AGENTS



97 High Street, Gosport, PO12 1DS
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HIGHLIGHTS

- Well-presented two-bedroom terraced home
- Walking distance to Stoke Road shops
- Spacious lounge with attractive bay window
- Separate dining room
- Utility room and convenient ground floor WC
- Two generous double bedrooms
- En-suite bathroom to the principal bedroom

Bernards Estate Agents are delighted to bring to the market this beautifully presented two-bedroom terraced home, ideally situated in the heart of Gosport Town Centre, within easy walking distance of Stoke Road's shops, local schools, bus routes and other everyday amenities.

The property has been well maintained and improved by the current owners, benefiting from replacement carpets throughout, double glazing and gas central heating via a combination boiler installed approximately 3-4 years ago.

The spacious ground floor offers a welcoming lounge with an attractive bay window, a separate dining room ideal for entertaining, a modern fitted kitchen complete with integrated appliances, a practical utility room and the convenience of a downstairs WC.

Upstairs, the property boasts two generous

double bedrooms, with the principal bedroom enjoying the luxury of an en-suite bathroom. There is also access to a boarded loft via a loft ladder, providing excellent storage space and featuring a Velux window.

Externally, the property benefits from a fully enclosed rear garden, offering a private outdoor space to relax or entertain.

This fantastic home would make an ideal first-time purchase, investment or downsize opportunity, combining spacious accommodation with a highly convenient central location. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

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



PROPERTY INFORMATION

- ENTRANCE PORCH**
- DOWNSTAIRS WC**
4'9 x 2'4 (1.45m x 0.71m)
- LOUNGE**
13'1 x 12'2 (3.99m x 3.71m)
- DINING ROOM**
12'2 x 11'10 (3.71m x 3.61m)
- KITCHEN**
12'0 x 5'9 (3.66m x 1.75m)
- UTILITY ROOM**
7'5 x 4'11 (2.26m x 1.50m)
- LANDING**

- BEDROOM ONE**
12'4 x 12'0 (3.76m x 3.66m)
- EN SUITE BATHROOM**
11'6 x 5'10 (3.51m x 1.78m)
- BEDROOM TWO**
12'3 x 11'0 (3.73m x 3.35m)
- OUTSIDE**
- ENCLOSED REAR GARDEN**
- FREEHOLD / COUNCIL TAX BAND B**

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.

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(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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