

Asking Price £280,000

Braemar Road, Gosport PO13 0YA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Two-bedroom semi-detached bungalow
- Situated on the outskirts of Gosport
- Two off-road parking spaces
- Spacious lounge/diner
- Modern fitted kitchen
- Recently refitted shower room
- Double glazing & Gas central heating
- Close to local shops, schools and bus routes
- Well-presented throughout
- Viewing highly recommended

Two-Bedroom Semi-Detached Bungalow with Parking – Situated on the Outskirts of Gosport

Bernards Estate Agents are delighted to present this fantastic two-bedroom semi-detached bungalow, ideally located on the outskirts of Gosport, offering easy access to local shops, schools, and convenient bus routes.

The property benefits from double glazing and gas central heating throughout and is arranged entirely

on one level. Internally, the accommodation comprises two well-proportioned bedrooms, a spacious lounge/diner, a modern fitted kitchen, and a recently refitted shower room.

Externally, the bungalow offers two off-road parking spaces to the front, while the generous rear garden provides an excellent outdoor space to relax or entertain.

Early viewing is highly recommended to fully appreciate all this property has to offer.

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





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# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN

8'9 x 8'3 (2.67m x 2.51m)

## LOUNGE/DINER

16'3 x 14'5 (4.95m x 4.39m)

## BEDROOM ONE

16'8 x 8'10 (5.08m x 2.69m)

## BEDROOM TWO

11'3 x 7'5 (3.43m x 2.26m)

## BATHROOM

6'5 x 6'1 (1.96m x 1.85m)

## Outside

## OFF ROAD PARKING

## ENCLOSED REAR GARDEN

## 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.

## 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.

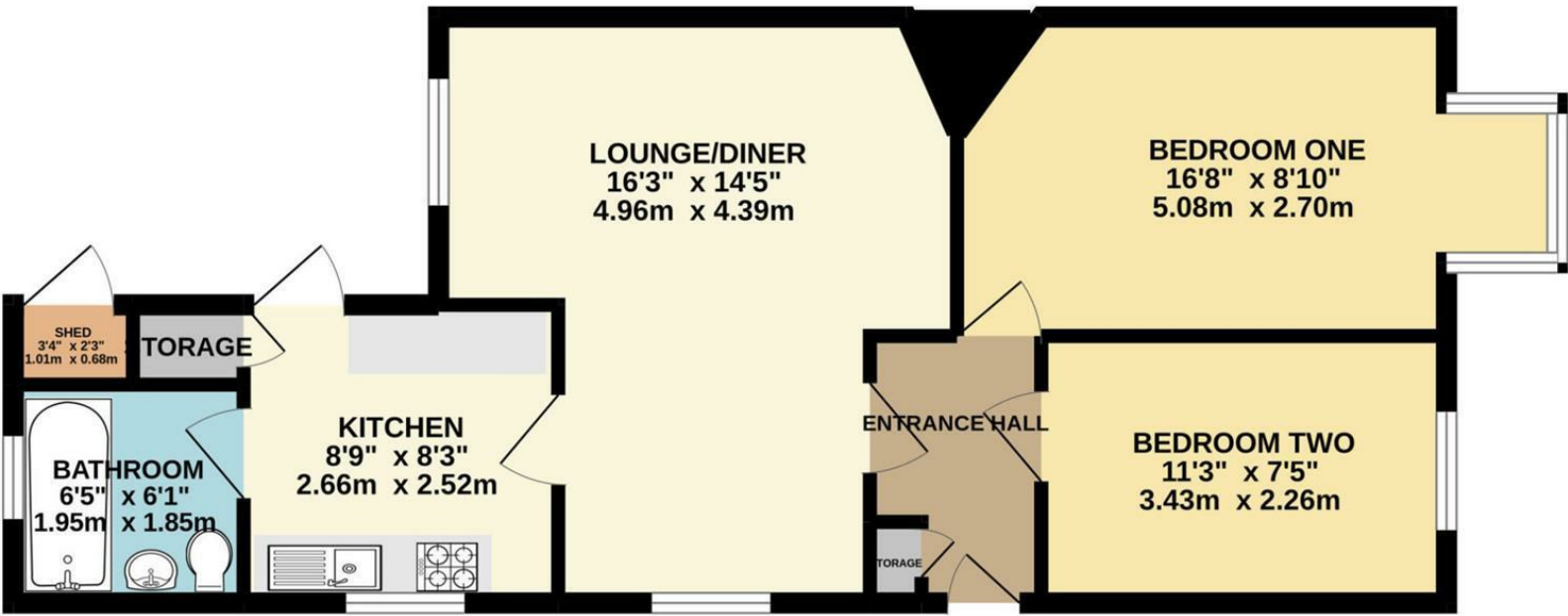
## Freehold / Council tax band C



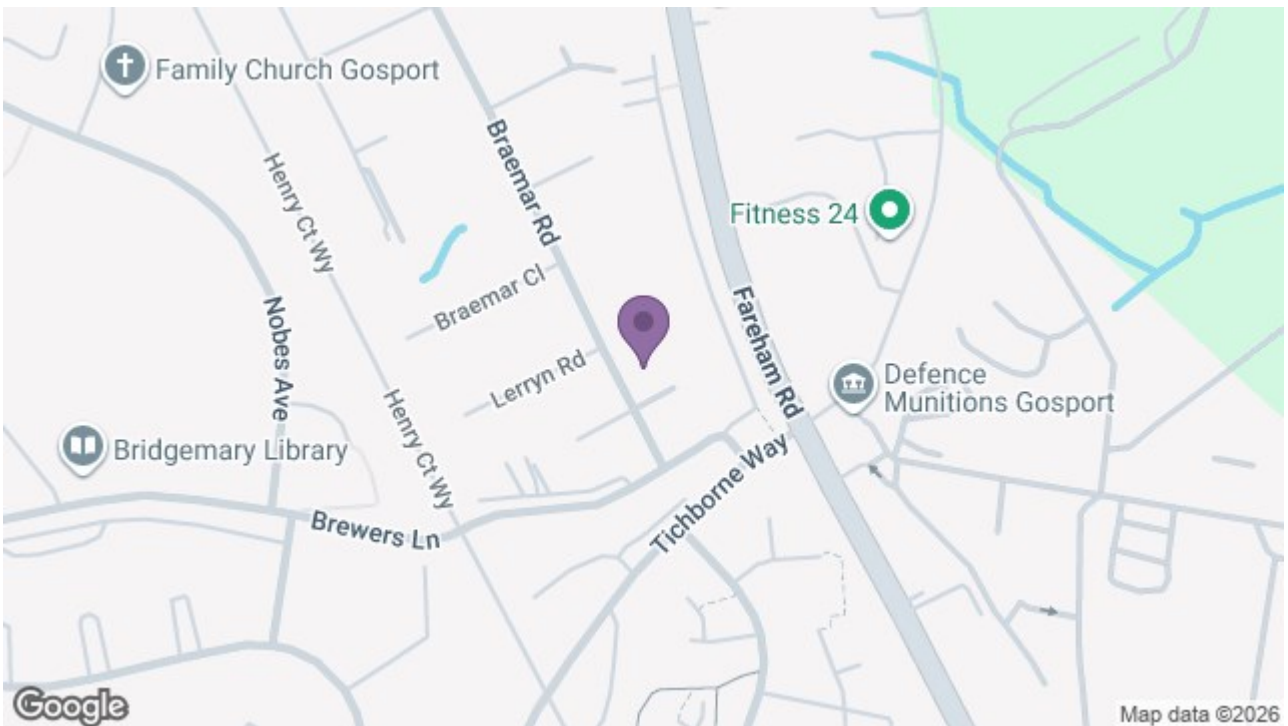
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	83
England & Wales		EU Directive 2002/91/EC	



# GROUND FLOOR



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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