

Offers In The Region Of £330,000

Bridgemary Grove, Gosport PO13
0UG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ DRIVEWAY
- ◆ SOUGHT AFTER AREA
- ◆ MODERN KITCHEN
- ◆ SPACIOUS KITCHEN/DINER
- ◆ OUTBUILDING AT REAR OF PROPERTY
- ◆ BAY WINDOW
- ◆ GARDEN ROOM
- ◆ CLOSE TO LOCAL AMENITIES
- ◆ THREE DOUBLE BEDROOMS
- WALK IN SHOWER

Bernards are pleased to welcome to the market this well presented semi-detached bungalow in Bridgemary Grove, Gosport, this property offers a perfect blend of comfort and convenience. With three double bedrooms a WC and a walk in shower, this property will suit all needs.

The bungalow features a thoughtfully designed bathroom, ensuring that all your daily needs are met with ease. The layout of the home promotes a sense of openness and flow, making it a joy to

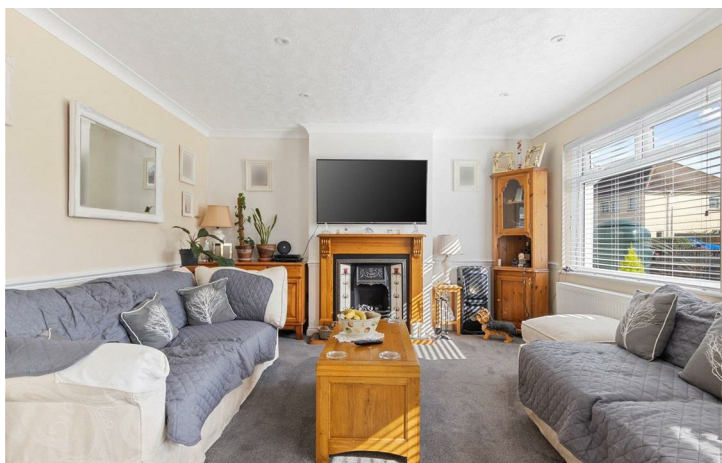
live in. The property has had a modern kitchen installed with a spacious kitchen and diner.

Situated in a great location, this property benefits from local amenities and excellent transport links, making it easy to explore the surrounding areas. Whether you are looking to downsize or seeking your first home, this bungalow presents a wonderful opportunity to enjoy comfortable living in a desirable location.

Do not miss the chance to make this lovely bungalow your new home.

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





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PROPERTY INFORMATION

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.

Removal Quotes

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.

Anti Money Laundering (AML)

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

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.

ENTRANCE HALL

LIVING ROOM

12'11" x 22'5" (3.95 x 6.85)

BEDROOM ONE

12'6" x 10'5" (3.82 x 3.20)

BEDROOM TWO

10'0" x 8'8" (3.07 x 2.65)

BEDROOM THREE

9'11" x 11'5" (3.03 x 3.49)

KITCHEN

14'11" x 9'0" (4.57 x 2.75)

GARDEN ROOM

15'3" x 12'9" (4.66 x 3.89)



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	47	67
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



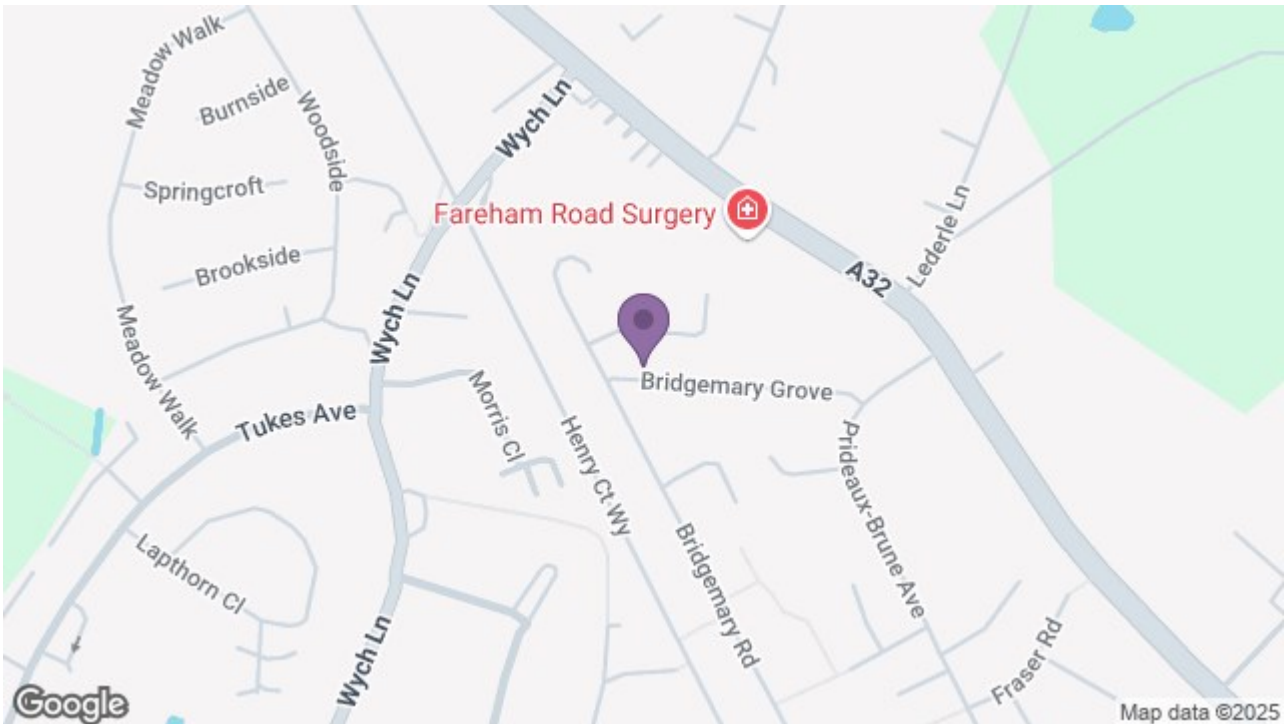
Ground Floor

Main area: approx. 84.1 sq. metres (905.2 sq. feet)
Plus outbuildings, approx. 18.1 sq. metres (195.1 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



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