



Offers In Excess Of £240,000

Gorran Avenue, Gosport PO13 0NF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SPACIOUS GARDEN
- NO CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- TWO BEDROOMS
- SEMI-DETACHED
- DOUBLE GLAZING

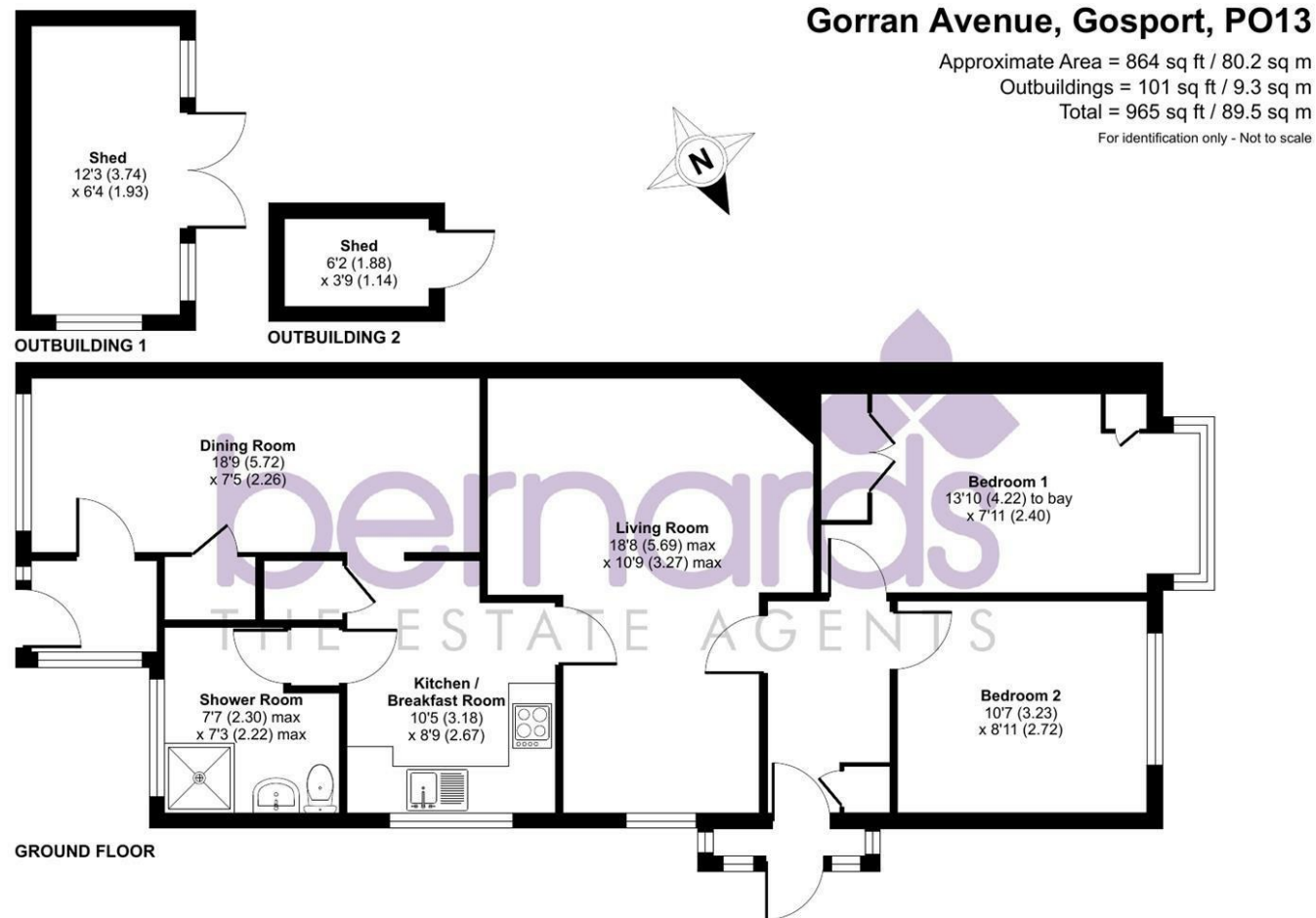
Bernards & Eckersley White are pleased to present this Semi-detached bungalow located on Gorran Avenue in the charming town of Gosport, this delightful extended semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and accessible home. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

The interior boasts modern conveniences, including double glazing and updated 'Newlec' electric heating, ensuring a warm and inviting atmosphere throughout the year. The bungalow is thoughtfully designed with disabled access in mind, featuring a wet room that enhances its practicality and

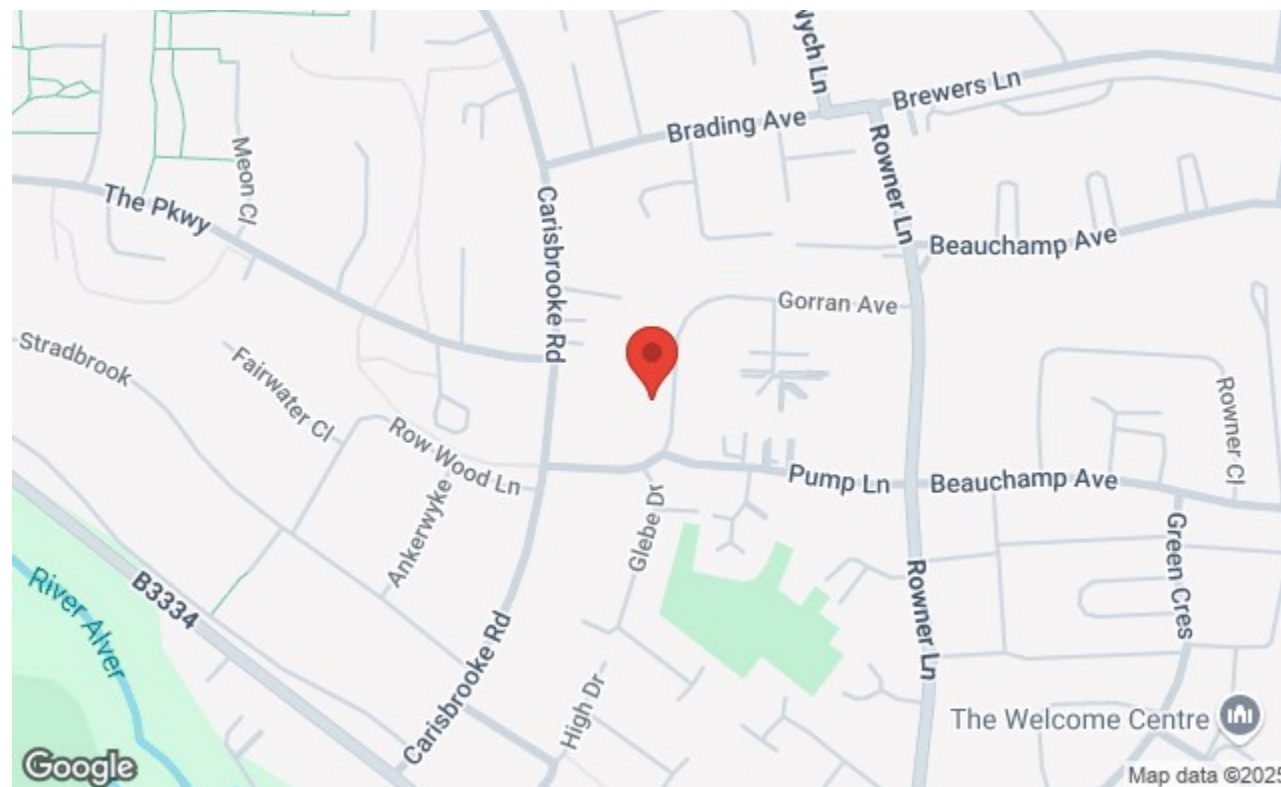
comfort for all residents.

Outside, the property offers off-road parking a significant advantage in this desirable area. The enclosed rear garden provides a private outdoor space, ideal for relaxation or entertaining guests.

Situated on the outskirts of Gosport, this bungalow benefits from a tranquil setting while remaining conveniently close to local amenities and transport links. With no onward chain, this property is ready for you to move in and make it your own. Bernards is proud to present this wonderful home, which combines comfort, accessibility, and a prime location. Don't miss the chance to view this exceptional bungalow.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1314385



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Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ANTI MONEY LAUNDERING

We 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

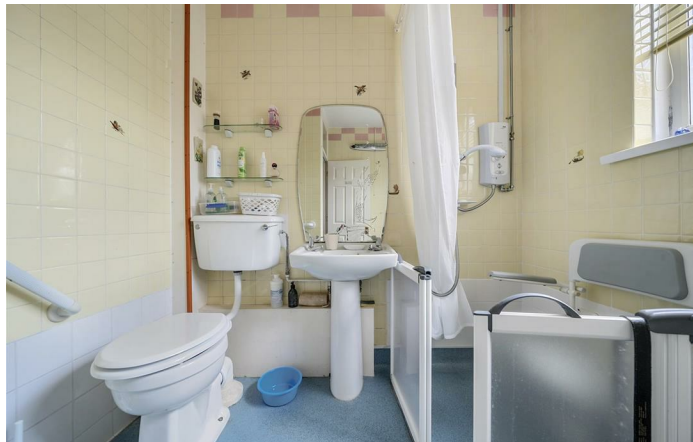
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very

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. We 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		
(81-91) B		
(69-80) C		
(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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