

Offers Over £210,000

Howe Road, Gosport PO13 8EB



## HIGHLIGHTS

- Three bedroom house
- No onward chain
- Allocated parking plus visitor bays
- Spacious kitchen/diner
- Separate utility room
- Downstairs WC
- Three good size bedrooms
- Traffic-free frontage
- Enclosed rear garden

THREE BEDROOM HOUSE WITH NO ONWARD CHAIN & PARKING!

\*\*Price range £210,000 to £220,000\*\*

Bernards Estate Agents are delighted to present this spacious three-bedroom home, ideally located on the outskirts of the Gosport area.

The property is conveniently positioned close to Alver Village shops, Alver Valley Country Park, a garden centre, local schools, and bus routes, making it an excellent choice for families and first-time buyers alike.

Internally, the property benefits from double glazing and electric heating. The ground floor

offers a downstairs WC, a generous kitchen/diner with a separate utility room, and a bright and spacious living room overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Externally, the property boasts an enclosed rear garden with a rear pedestrian gate, allocated parking, and additional visitor bays. The property also benefits from a traffic-free frontage, adding to its sense of privacy and safety.

An ideal first-time purchase or investment opportunity, offered with no onward chain.

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

## DOWNSTAIRS WC

## UTILITY ROOM

7'1 x 5'9 (2.16m x 1.75m)

## KITCHEN/DINER

19'3 x 9'2 (5.87m x 2.79m)

## LIVING ROOM

12'2 x 12'0 (3.71m x 3.66m)

## LANDING

## BEDROOM ONE

12'2 x 12'0 (3.71m x 3.66m)

## BEDROOM TWO

12'2 x 9'3 (3.71m x 2.82m)

## BEDROOM THREE

9'6 x 7'0 (2.90m x 2.13m)

## BATHROOM

6'8 x 6'4 (2.03m x 1.93m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## ALLOCATED PARKING SPACE

With visitor bays.

## Freehold / Council Tax Band A

## Construction

Concrete.

## 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.

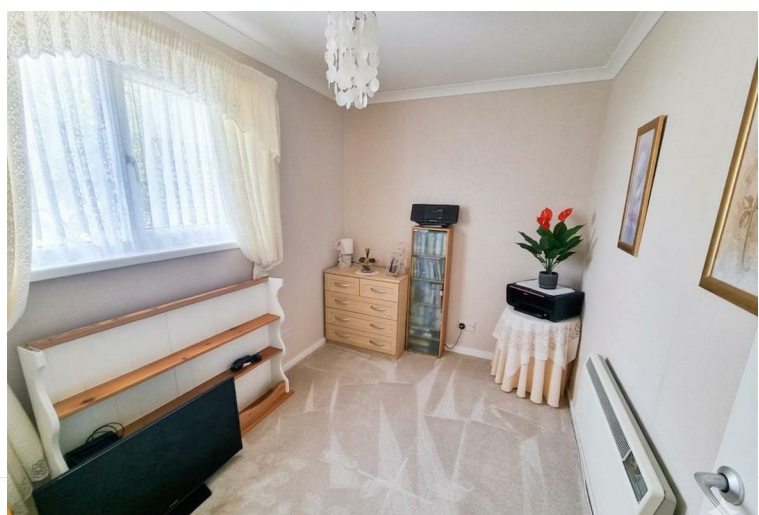
## Solicitors

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!

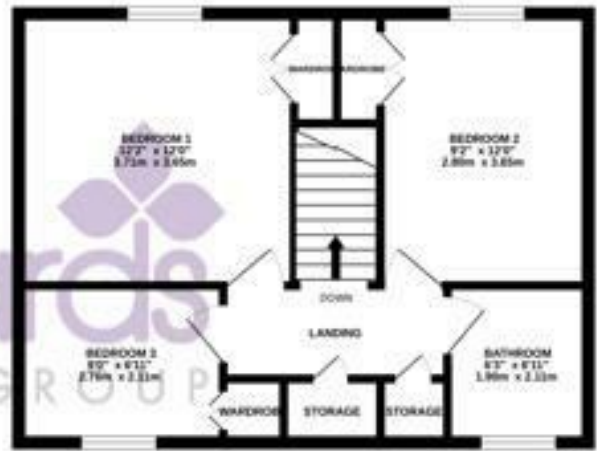


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



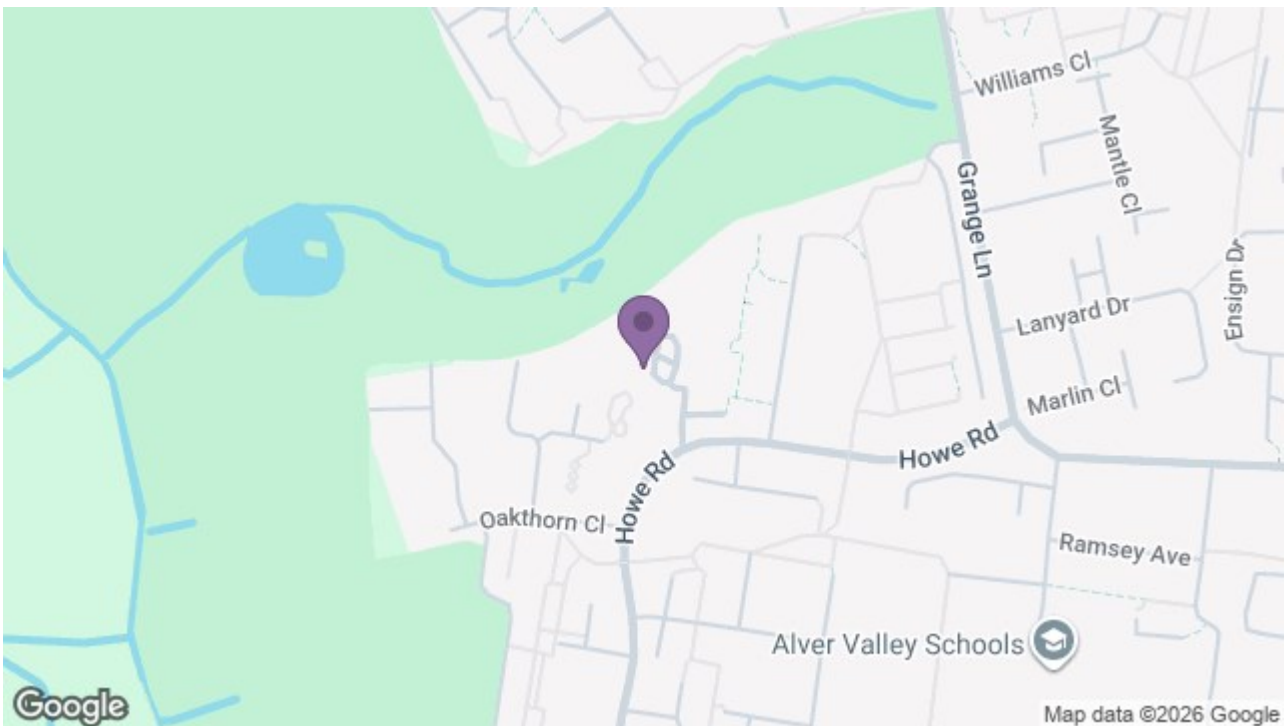
GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR  
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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