

Asking Price £270,000

Leander Drive, Gosport PO12 4GG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Very well presented two bedroom house
- Highly sought-after Priddys Hard location
- Newly fitted kitchen with integrated appliances
- Spacious lounge/diner
- Downstairs WC
- Two double bedrooms with fitted wardrobes
- Two allocated parking spaces
- Double glazing and gas central heating
- Enclosed rear garden with rear access

Bernards Estate Agents are delighted to present to the market this very well-presented two-bedroom house, situated in the highly sought-after Priddys Hard area of Gosport.

The property has been significantly improved by the current owners and benefits from double glazing and gas central heating via a combi boiler installed approximately five years ago. The ground floor features a recently replaced front door (approx. one year ago) opening into a welcoming entrance hall, with access to a downstairs WC, and a newly fitted kitchen installed around two years ago, complete with integrated appliances. To the rear, there is a spacious lounge/diner with attractive herringbone flooring, also fitted approximately

two years ago, and sliding doors opening onto the rear garden.

Upstairs, the property offers two generous double bedrooms, both with fitted wardrobes, and a modern family bathroom.

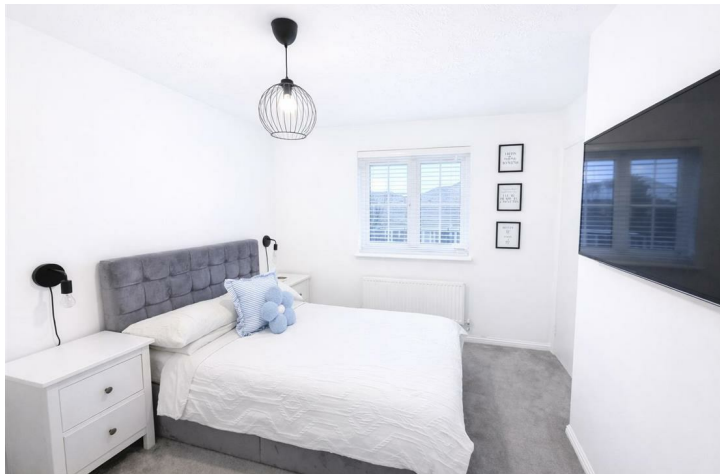
Externally, there is an enclosed rear garden with rear access, and to the front of the property are two allocated parking spaces.

Ideally located, the property is within walking distance of the Hardway waterfront, as well as local schools and shops.

This is a must-view home to fully appreciate the quality and location on 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

## DOWNSTAIRS WC

## KITCHEN

9'1 x 8'1 (2.77m x 2.46m)

## LIVING ROOM

15'3 x 11'9 (4.65m x 3.58m)

## LANDING

## BEDROOM ONE

11'7 x 8'7 (3.53m x 2.62m)

## BEDROOM TWO

10'8 x 6'7 (3.25m x 2.01m)

## BATHROOM

7'8 x 4'8 (2.34m x 1.42m)

## OUTSIDE

## TWO ALLOCATED PARKING SPACES

## ENCLOSED REAR GARDEN

Freehold / Council Tax Band C

## 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.

## 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.

## 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.

## 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!



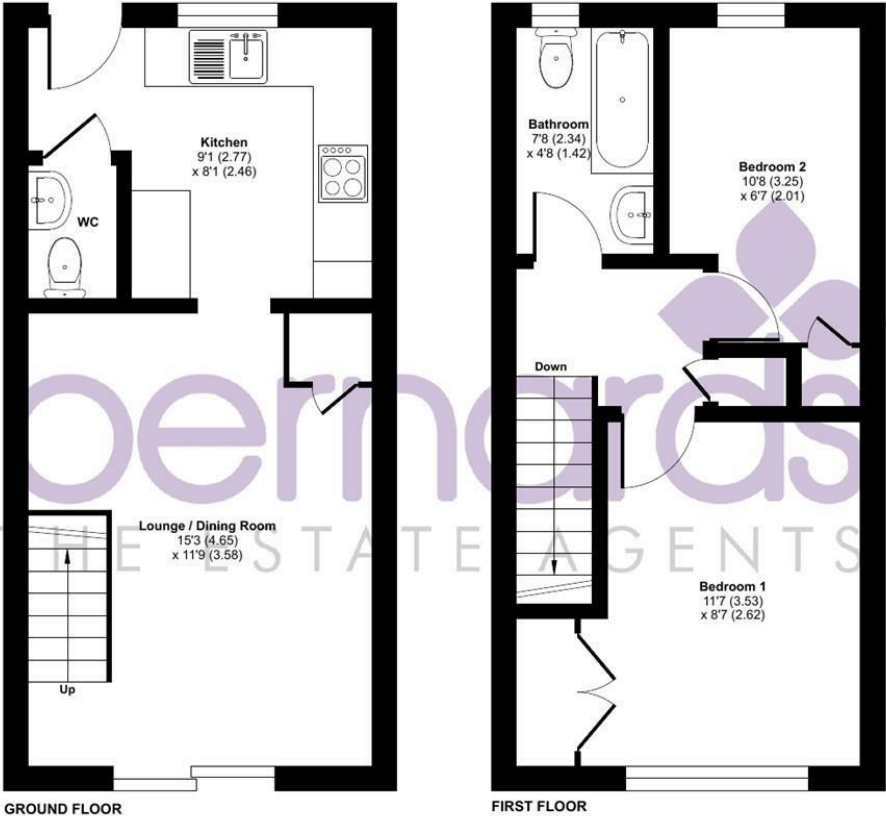
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



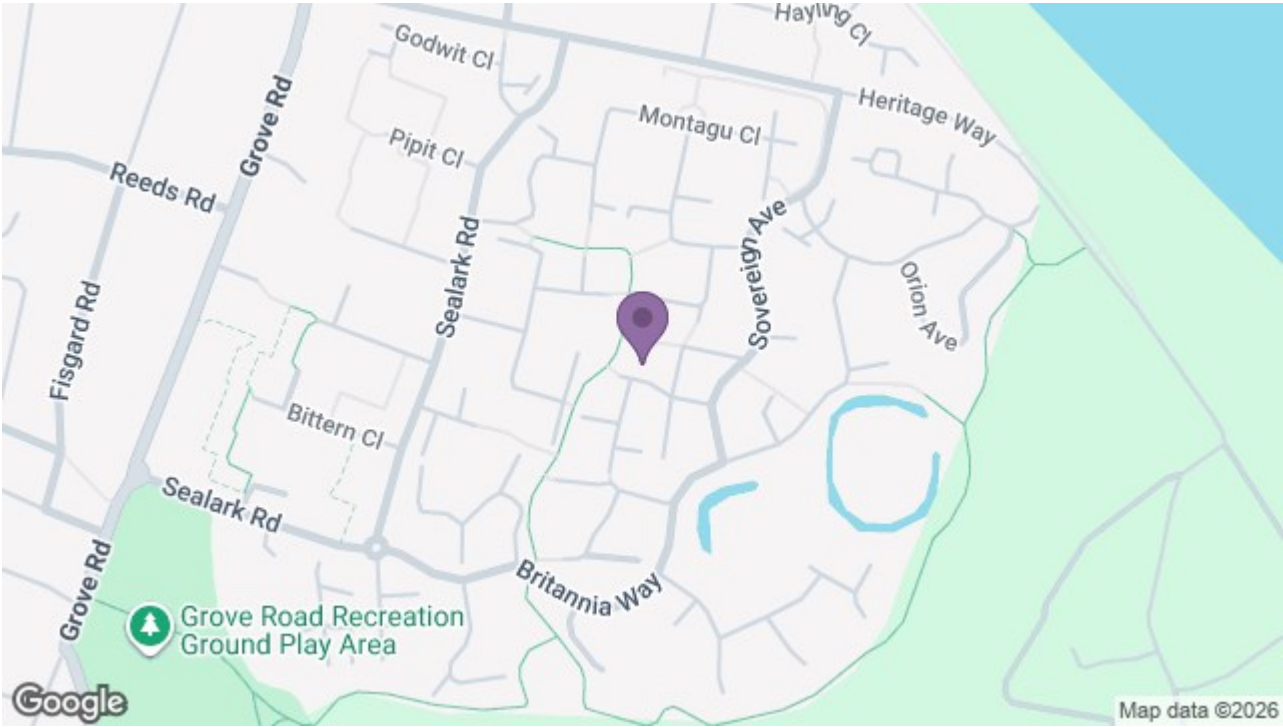
# Leander Drive, Gosport, PO12

Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale



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