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

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.

97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers Over £300,000

Bridgemary Grove, Gosport PO13 0UG

bernards THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- Being sold via 'Secure Sale'
- Immediate 'exchange of contracts' available
- Driveway
- Three Bedrooms
- Garden Room
- Spacious Kitchen
- Semi Detached Bungalow
- A must view!

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

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

PROPERTY INFORMATION

ENTRANCE HALL

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

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

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)

BATHROOM

OUTSIDE

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

AUCTIONEER COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

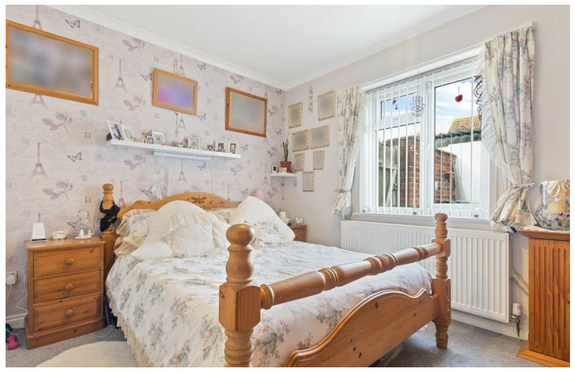
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

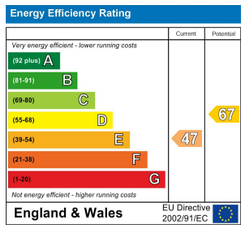
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

FREEHOLD / COUNCIL TAX BAND C





Scan here to see all our properties for sale and rent

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