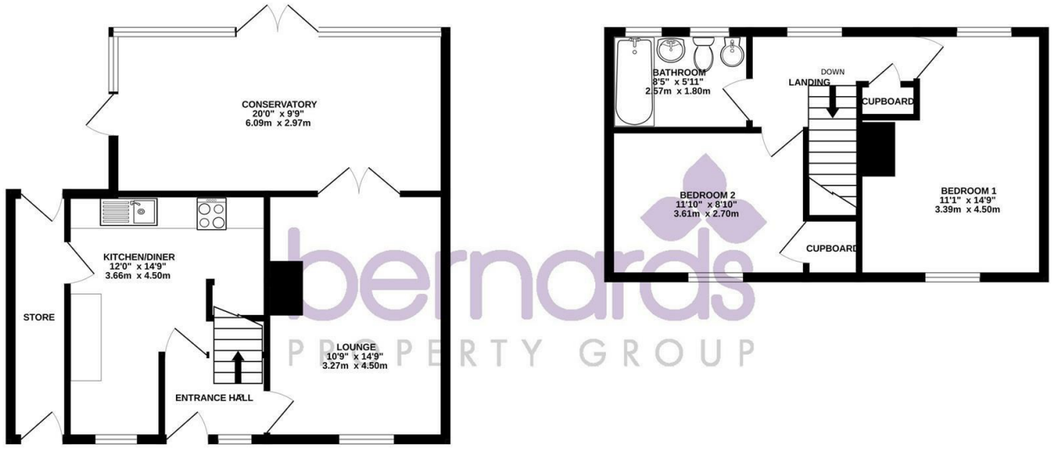
GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £210,000

Chale Close, Gosport PO13 0PD

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- No Onward Chain
- Spacious Two Bedroom House
- Two Double Bedrooms
- Requires Modernisation
- Kitchen/Dining Room
- Conservatory
- Large Enclosed Rear Garden
- Double Glazing (Installed 2024)
- Gas Central Heating (Installed 2023)

SPACIOUS TWO-BEDROOM HOME WITH CONSERVATORY, LARGE REAR GARDEN & NO ONWARD CHAIN

Bernards are delighted to bring to the market this spacious two-bedroom home, offered with the significant advantage of no onward chain. Requiring modernisation throughout, this property presents an excellent opportunity for first-time buyers, investors, or anyone looking to create a home to their own taste.

The ground floor offers a generously sized lounge, a spacious kitchen/dining room, a conservatory providing additional living space, and a useful side store room.

Upstairs, the property comprises two well-proportioned double bedrooms and a family bathroom.

Externally, the home benefits from a substantial rear garden complete with a large storage shed, offering plenty of outdoor space and excellent potential.

Further benefits include double glazing, with all windows replaced in 2024, a gas central heating system with the boiler located in the kitchen, approximately two years old, and a loft with a fitted ladder and partial boarding, providing useful additional storage space.

Conveniently situated on the outskirts of Gosport, the property is ideally positioned for those needing to commute out of the area while remaining within easy reach of local schools, a nearby parade of shops, and excellent bus routes.

Offered with no onward chain, this fantastic home should be viewed to fully appreciate the space and potential on offer.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINER
12'0" x 14'9" (3.66 x 4.50)

LOUNGE
10'8" x 14'9" (3.27 x 4.50)

CONSERVATORY
19'11" x 9'8" (6.09 x 2.97)

FIRST FLOOR LANDING

BEDROOM ONE
11'1" x 14'9" (3.39 x 4.50)

BEDROOM TWO
11'10" x 8'10" (3.61 x 2.70)

BATHROOM
8'5" x 5'10" (2.57 x 1.80)

OUTSIDE

ENCLOSED REAR GARDEN

FREEHOLD - COUNCIL TAX BAND A

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
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.

BUYER VERIFICATION
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.

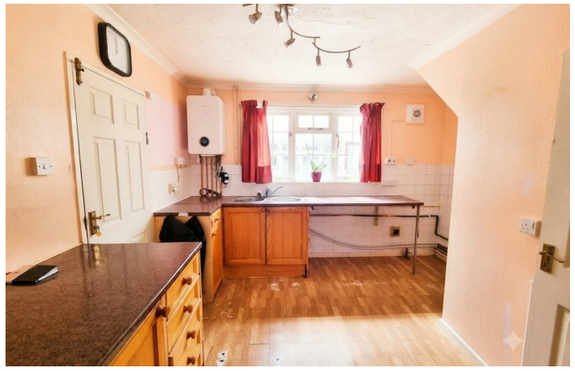
RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.









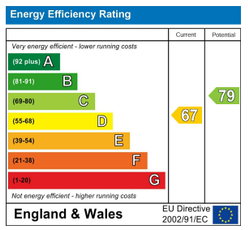












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