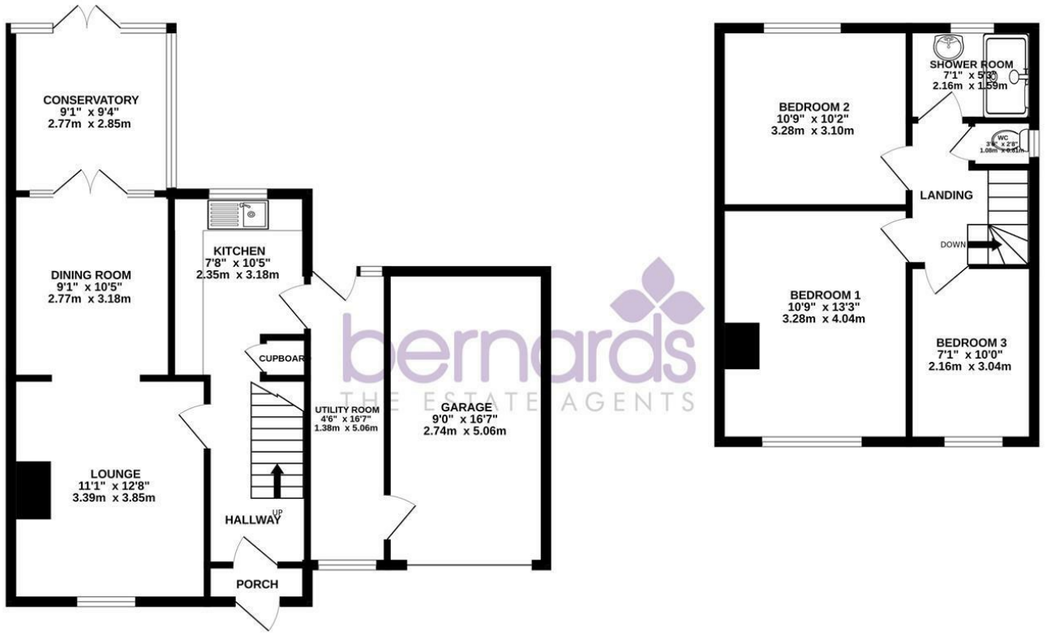
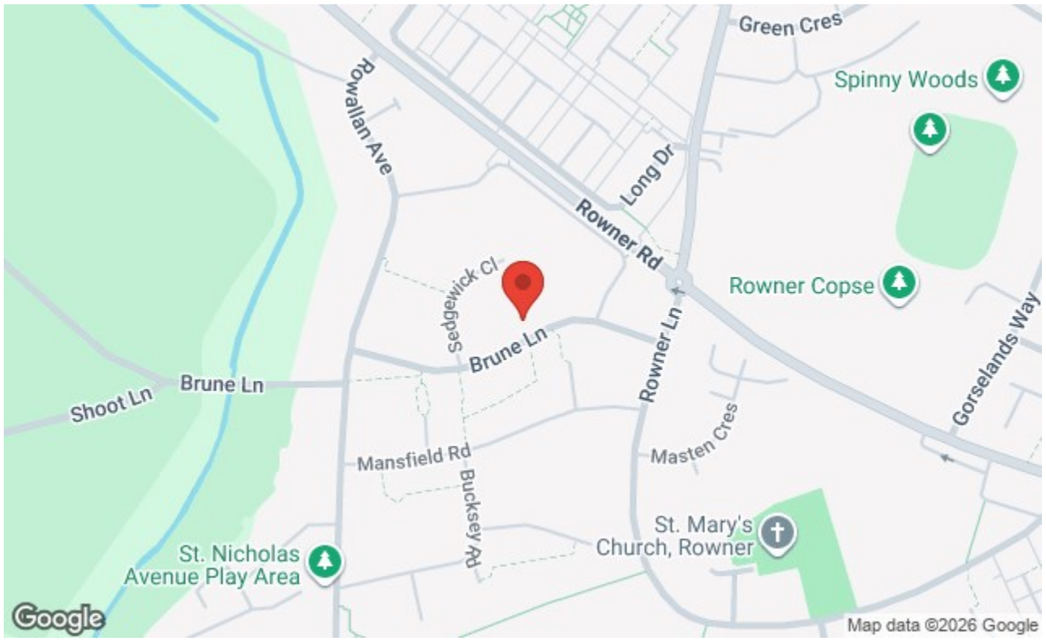
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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 £330,000

Brune Lane, Gosport PO13 9RA

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- Three Bedroom Semi-Detached House
- No Onward Chain
- Driveway & Garage With Light and Power
- Spacious Living Room
- Separate Dining Room
- Conservatory Overlooking the Rear Garden
- Kitchen & Separate Utility Room
- Double Glazing & Gas Central Heating
- New Carpets
- Good-Sized Rear Garden With Shed

THREE BEDROOM SEMI-DETACHED HOUSE WITH DRIVEWAY & GARAGE – NO ONWARD CHAIN!

Situated in an often-requested location on the outskirts of Gosport, this three-bedroom semi-detached house offers spacious accommodation, a good-sized rear garden and the added benefit of no onward chain.

The property benefits from double glazing, gas central heating with a boiler approximately five years old which has been serviced, and new carpets. The ground floor comprises a living room, separate dining room, conservatory overlooking the rear garden, kitchen and separate utility room.

Upstairs, there are three bedrooms, a shower room and a separate WC.

Outside, the front driveway provides off-road parking and leads to a garage with light and power. To the rear, there is a good-sized garden with a useful garden shed.

Conveniently located close to local bus routes, shops and schools, the property is also within easy reach of the popular Alver Valley Country Park and Lee-on-the-Solent Golf Course.

An excellent opportunity for buyers seeking a well-located family home with parking, a garage and no onward chain.

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

PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALLWAY

LOUNGE
11'1" x 12'7" (3.39 x 3.85)

DINING ROOM
9'1" x 10'5" (2.77 x 3.18)

CONSERVATORY
9'1" x 9'4" (2.77 x 2.85)

KITCHEN
7'8" x 10'5" (2.35 x 3.18)

UTILITY ROOM
4'6" x 16'7" (1.38 x 5.06)

FIRST FLOOR LANDING

BEDROOM ONE
10'9" x 13'3" (3.28 x 4.04)

BEDROOM TWO
10'9" x 10'2" (3.28 x 3.10)

BEDROOM THREE
7'1" x 9'11" (2.16 x 3.04)

BATHROOM
7'1" x 5'2" (2.16 x 1.59)

SEPARATE WC

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE
8'11" x 16'7" (2.74 x 5.06)

FREEHOLD - COUNCIL TAX BAND D

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.

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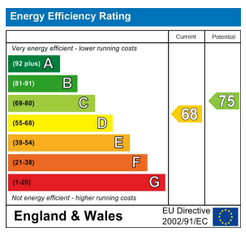












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