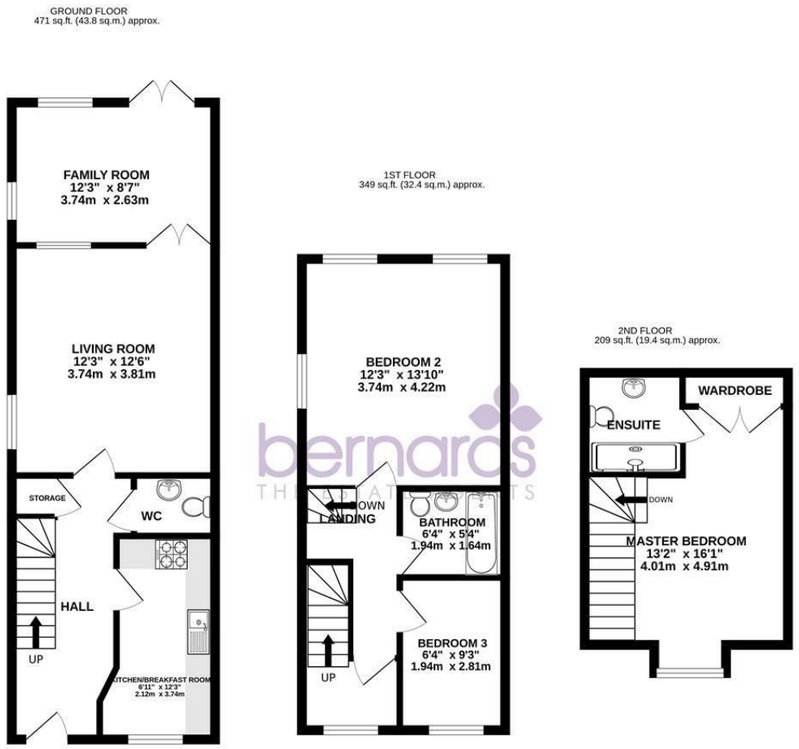
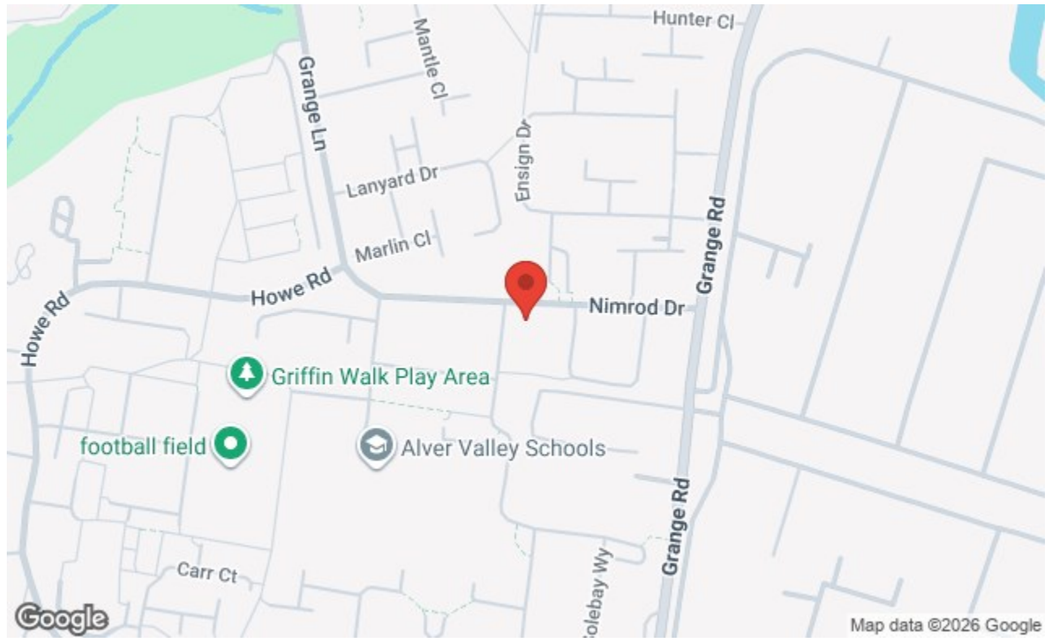



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 sq.m.) approx.

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

# Price Guide £325,000

Blanchard Avenue, Gosport PO13 8NR

bernards THE ESTATE AGENTS



3 2 2

## HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED STOREY FAMILY HOME
- OFF ROAD PARKING/DRIVEWAY
- ENSUITE TO MAIN BEDROOM
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- EXTENDED
- IDEAL FOR FIRST TIME BUYERS

Bernards Estate Agents are delighted to offer for sale this very well presented three bedroom semi-detached townhouse, situated in the highly sought-after Alver Village development in Gosport.

The property is ideally located within walking distance of Alver Valley Country Park, local shops iand well-regarded schools, making it perfect for families.

Occupying one of the larger plots on the development, the home benefits from a driveway to the front, along with double glazing and gas central heating.

The ground floor features a welcoming entrance hall, a convenient downstairs WC and a modern fitted kitchen. The accommodation then flows through to a spacious lounge and family/dining room, with patio doors providing access to the outside space.

On the first floor are two well-proportioned bedrooms and a family bathroom. The second floor is dedicated to the impressive main bedroom, which benefits from a large en suite shower room.

Externally, the property offers an enclosed rear garden with side access, outside tap, power point and power is connected to the house.

This is an excellent family home and early viewing is highly recommended.

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

# PROPERTY INFORMATION

**ENTRANCE HALL**

**DOWNSTAIRS WC**

**KITCHEN/BREAKFAST ROOM**
12'3 x 6'11 (3.73m x 2.11m)

**LIVING ROOM**
12'3" x 12'5" (3.74 x 3.81)

**FAMILY ROOM**
12'3" x 8'7" (3.74 x 2.63)

**LANDING**

**BEDROOM TWO**
12'3" x 13'10" (3.74 x 4.22)

**BATHROOM**
6'4" x 5'4" (1.94 x 1.64)

**BEDROOM THREE**
6'4" x 9'2" (1.94 x 2.81)

**SECOND FLOOR LANDING**

**MASTER BEDROOM**
13'1" x 16'1" (4.01 x 4.91)

**ENSUITE**

**OUTSIDE**

**DRIVEWAY**

**ENCLOSED REAR GARDEN**

**FREEHOLD**

**COUNCIL TAX BAND C**
Gosport Borough 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.

**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!

**OFFER CHECK PROCEDURE**
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

**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.

**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.









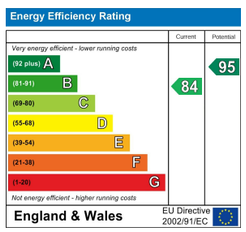













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