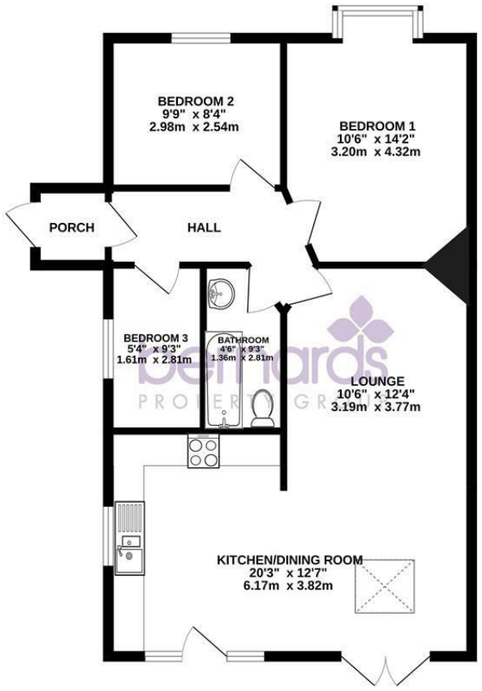
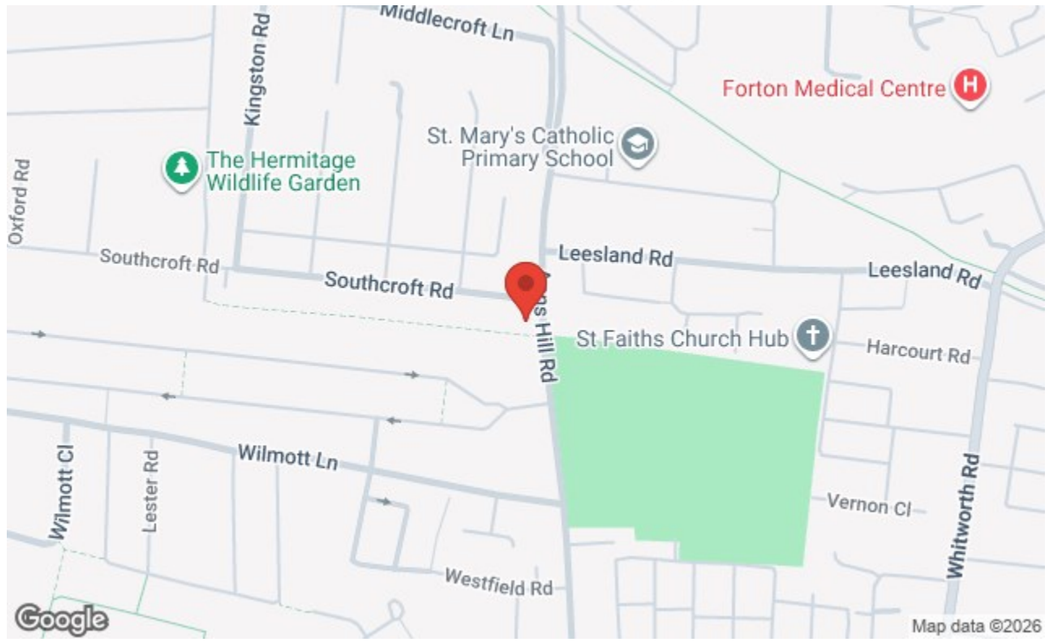
GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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 £260,000

Anns Hill Road, Gosport PO12 3JZ

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- Extended Three Bedroom Semi-Detached Bungalow
- Spacious Single-Level Accommodation
- Open-Plan Living Room & Kitchen/Dining Room
- Double Glazing & Gas Central Heating
- Generous Enclosed Rear Garden
- Convenient Bus Route Location
- No Onward Chain
- Viewing Highly Recommended

Bernards Estate Agents are delighted to offer to the market this extended three-bedroom semi-detached bungalow, offered with no onward chain and situated in a convenient Gosport location on a regular bus route.

Occupying a generous plot and arranged entirely on one level, this well-presented home benefits from double glazing and gas central heating throughout, making it an ideal purchase for those seeking comfortable, low-maintenance living.

The accommodation comprises a welcoming living room that flows seamlessly into a spacious open-plan kitchen/dining room overlooking the rear garden, creating an excellent space for both everyday living and entertaining. There are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a good-sized enclosed rear garden, offering plenty of space for relaxing, gardening or outdoor entertaining.

Offered to the market with no onward chain, this fantastic bungalow is ideally located close to local amenities, transport links and bus routes, making it suitable for a wide range of buyers. Early viewing is highly recommended to appreciate everything this home has to offer.

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

PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN/DINING ROOM
20'2" x 12'6" (6.17 x 3.82)

LOUNGE
10'5" x 12'4" (3.19 x 3.77)

BATHROOM
4'5" x 9'2" (1.36 x 2.81)

BEDROOM ONE
10'5" x 14'2" (3.20 x 4.32)

BEDROOM TWO
9'9" x 8'3" (2.98 x 2.54)

BEDROOM THREE
5'3" x 9'2" (1.61 x 2.81)

OUTSIDE

ENCLOSED REAR GARDEN

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!

FREEHOLD - COUNCIL TAX BAND B

AGENTS NOTE/DISCLAIMER
These photographs were taken prior to the current tenant taking residence. We have been informed by the seller that the property will be presented in a similar condition once the tenant has vacated.

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.







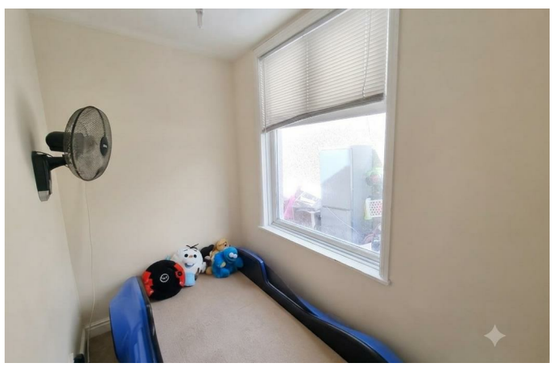


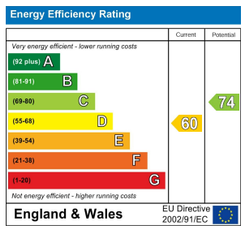












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