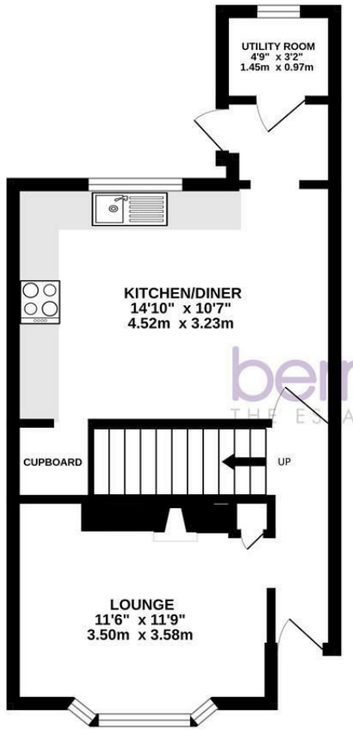
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

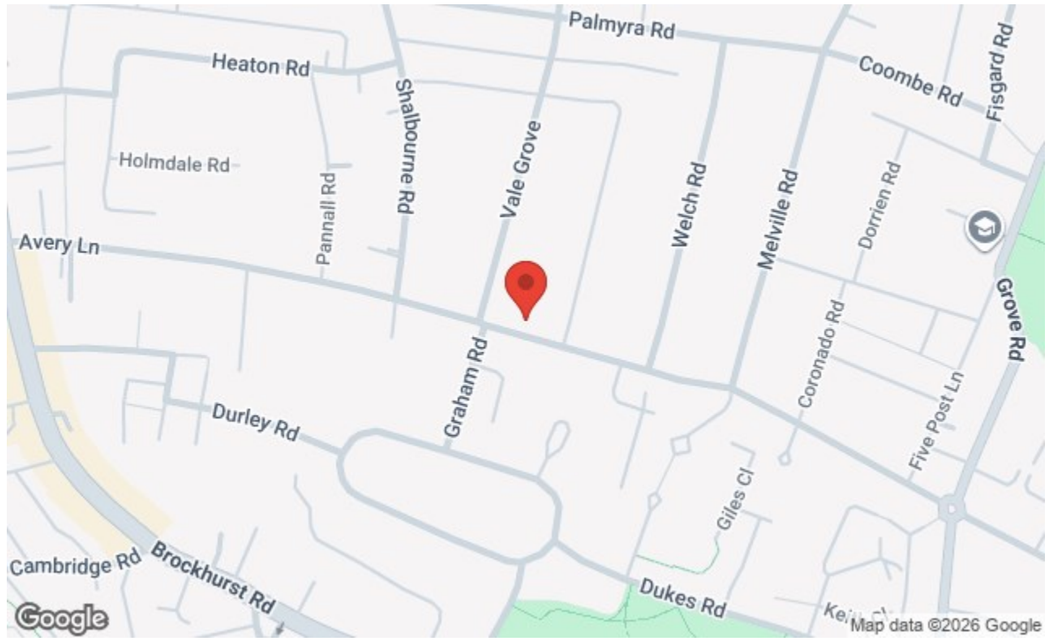


1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 786sq.ft. (73.0 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Guide Price £250,000

Avery Lane, Gosport PO12 4SW

bernards THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- OFF ROAD PARKING FOR TWO CARS
- SPACIOUS KITCHEN/DINER
- NO ONWARD CHAIN
- MODERN THROUGHOUT
- CLOSE TO SCHOOLS & AMENITIES
- OUTSIDE STORAGE SHED
- TWO DOUBLE BEDROOMS
- WALK-IN WARDROBE TO MAIN BEDROOM
- UTILITY ROOM/STUDY
- EASY TO MAINTAIN GARDEN

Introducing this delightful terraced house in Avery Lane, Gosport. This property presents an excellent opportunity for those seeking a modern and cosy home. The property boasts two spacious double bedrooms and a stylish well-appointed bathroom which has been relocated to the first floor for convenience.

Upon entering, you will find two inviting reception rooms that offer versatility for entertaining guests or enjoying quiet evenings at home. The good-sized kitchen/diner is perfect for a family home and social gatherings, making it the heart of the home.

One of the standout features of this property is the two parking spaces available at the rear, a rare find in such a desirable location. The house is ideally situated close to local schools, shops, and excellent transport links, again making it a perfect home for families.

With its modern style and thoughtful layout, this terraced house is not just a place to live, but a place to call home. Whether you are a first-time buyer, investor or looking to downsize, this property offers a wonderful blend of comfort and convenience in the heart of Gosport.
Don't miss the chance to make this lovely house your own.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

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.

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!

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.

FREEHOLD - COUNCIL TAX BAND B

DECLARATION OF INTEREST

In accordance with Section 21 of the Estate Agents Act 1979, we disclose that the seller of this property is an employee of Bernards Estate Agents.









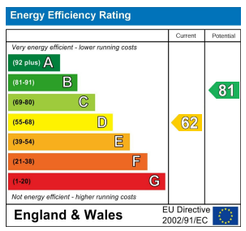












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