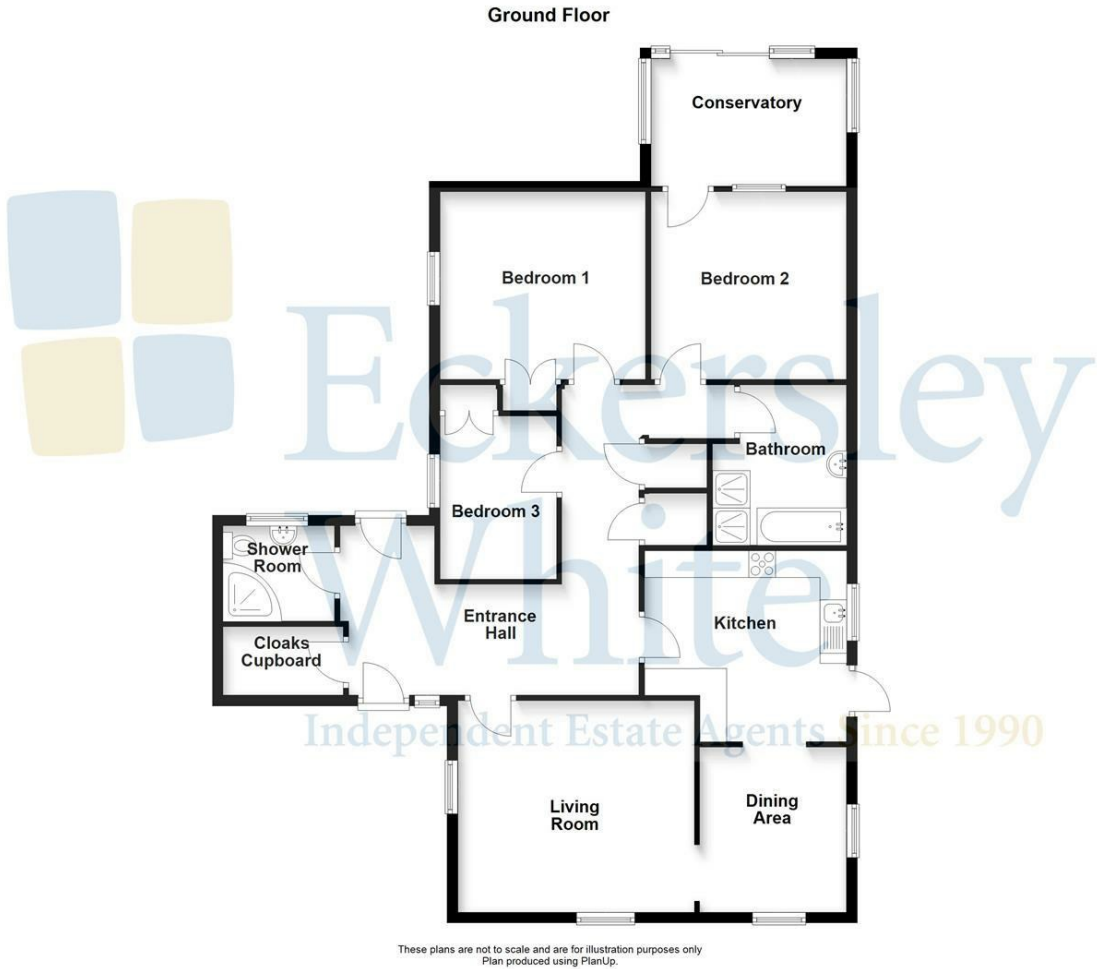




6 Alvara Road, Gosport, PO12
2HY



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BEDROOMS

BATHROOMS

RECEPTIONS



02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

ECKERSLEYWHITE.CO.UK



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SUMMARY

Nestled in the charming area of Alvara Road, Gosport, this delightful bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The layout of the bungalow promotes a sense of openness and ease, making it a welcoming space for both residents and visitors alike.

Gosport is known for its friendly community and proximity to beautiful coastal scenery, making this location particularly appealing. Whether you enjoy leisurely walks along the waterfront or exploring local shops and eateries, this area has much to offer.

This bungalow on Alvara Road presents a wonderful opportunity for those looking to settle in a tranquil yet vibrant neighbourhood. With its practical layout and desirable location, it is a property not to be missed.

Walk-in cupboard: 7'5 x 4'2 (2.26m x 1.27m)

Shower Room: 7'0 x 5'10 (2.13m x 1.78m)

Living Room: 14'7 x 13'0 (4.44m x 3.96m)

Dining Room: 10'2 x 9'0 (3.10m x 2.74m)

Kitchen: 12'5 x 11'9 (L-shaped) (3.78m x 3.58m)

Bedroom 1: 11'9 x 11'6 (3.58m x 3.50m)

Bedroom 2: 11'9 x 11'7 (3.58m x 3.53m)

Conservatory: 11'7 x 7'10 (3.53m x 2.39m)

Bedroom 3: 10'0 x 8'0 (3.05m x 2.44m)

Bathroom/Shower Room: 9'0 x 8'0 (2.74m x 2.44m)



Anti-Money Laundering (AML)

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

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 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. Thank you.

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. 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.

FREEHOLD - COUNCIL TAX BAND: E

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.

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