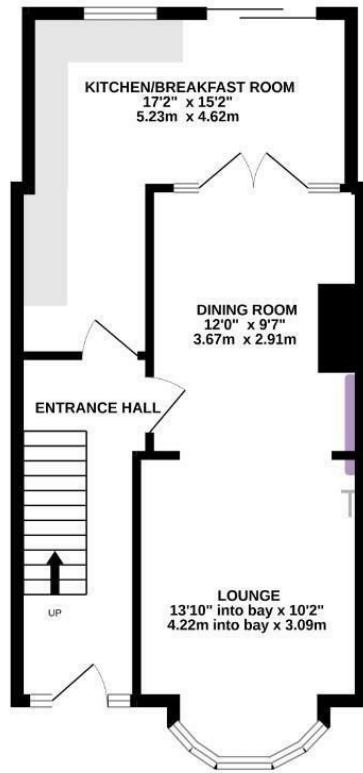


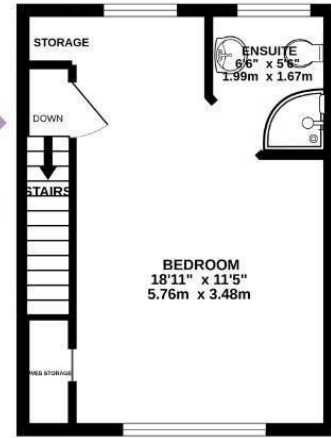
GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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FOR SALE

Guide Price £300,000

Hill Park Road, Gosport PO12 3EB

bernards  
THE ESTATE AGENTS



4 2 2

## HIGHLIGHTS

- STUNNING FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- TWO BATHROOMS
- GARAGE TO THE REAR
- NO WORK NEEDED
- CENTRAL LOCATION
- IDEAL FIRST TIME BUYER HOME
- A MUST VIEW

\*\*\*STUNNING PROPERTY WITH FOUR BEDROOMS, GARAGE AND LOFT CONVERSION\*\*\*

Bernards Estate Agents are delighted to introduce to the sales market, this beautiful four bedroom property on Hill Park Road, in Gosport.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer and having been finished to the very highest standard. The front of the property is comprised of a spacious front forecourt, which subject to permission, could provide additional off road parking, as some neighbours have already done so.

Entering the property, you are greeted by a welcoming entrance hallway, off which you have access to the bright and airy lounge which is flooded with light from the bay window. The lounge is open plan to the dining room, through which there are double doors into the kitchen, meaning the ground floor is flooded with light and a great entertaining space.

The kitchen/breakfast is a great space, with solid wood work tops, plumbing for appliances, high gloss units and sliding doors into the garden.

The rear garden is laid to wooden decking, making it very low maintenance. The garden also has access into the garage, which has the potential to provide rear parking

Moving back into the property and up to the first floor, you have two double bedrooms, a single and stunning three-piece family bathroom. The single bedroom is currently being used as a walk-in wardrobe.

Completing the property is the large loft conversion, which measures over 18ft long and includes an ensuite shower room.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment

79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Call today to arrange a viewing  
01329756500  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
10'2" \* 13'10" (3.10 \* 4.22)

**DINING ROOM**  
12'0" \* 9'6" (3.66 \* 2.92)

**KITCHEN/BREAKFAST**  
15'1" \* 17'1" (4.62 \* 5.23)

**BEDROOM ONE**  
18'11" \* 11'5" (5.77 \* 3.48)

**ENSUITE**  
5'6" \* 6'5" (1.68 \* 1.98)

**BEDROOM TWO**  
9'10" \* 13'10" (3.00 \* 4.22)

**BEDROOM THREE**  
12'2" \* 9'8" (3.71 \* 2.95)

**BEDROOM FOUR**  
6'5" \* 6'0" (1.98 \* 1.83)

**BATHROOM**  
6'0" \* 5'2" (1.83 \* 1.60)

**COUNCIL TAX BAND C**

**ANTI-MONEY LAUNDERING (AML)**

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

**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.

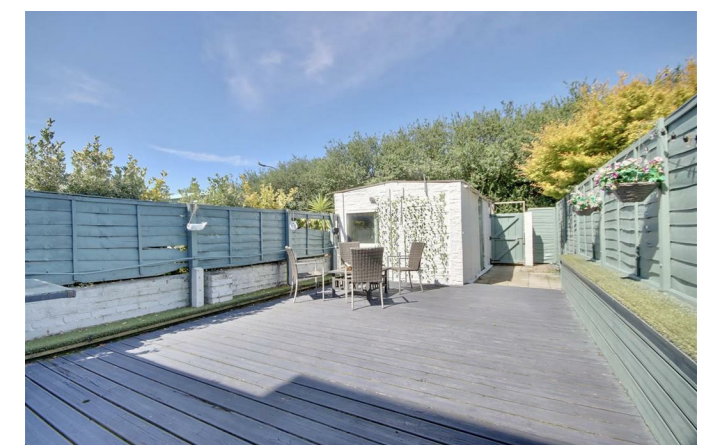
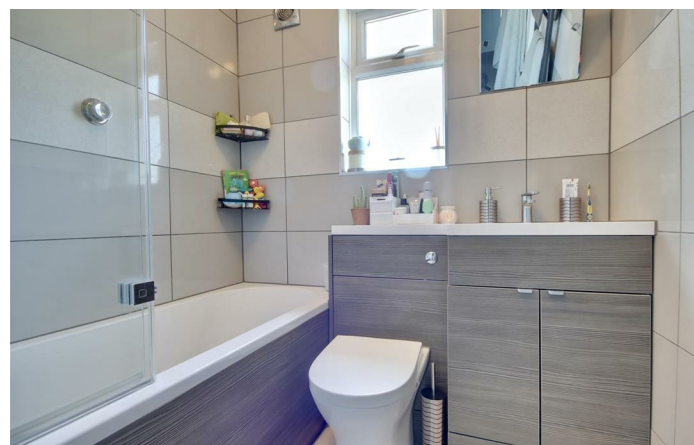
**SOLICITOR**

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.

**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!



Energy Efficiency Rating	
Current	Potential
74	86

Very energy efficient - lower running costs  
(92-100) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales

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