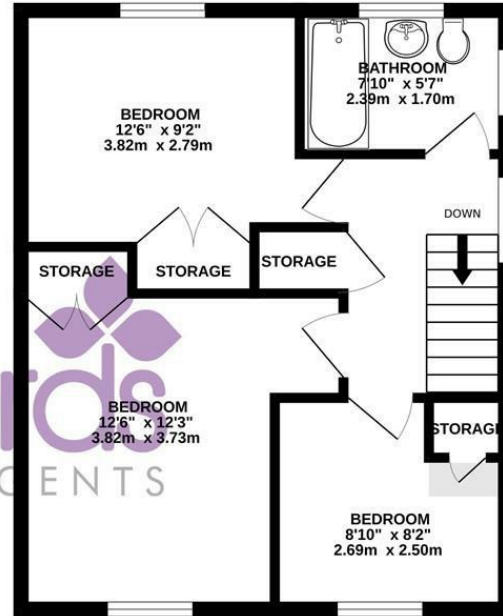
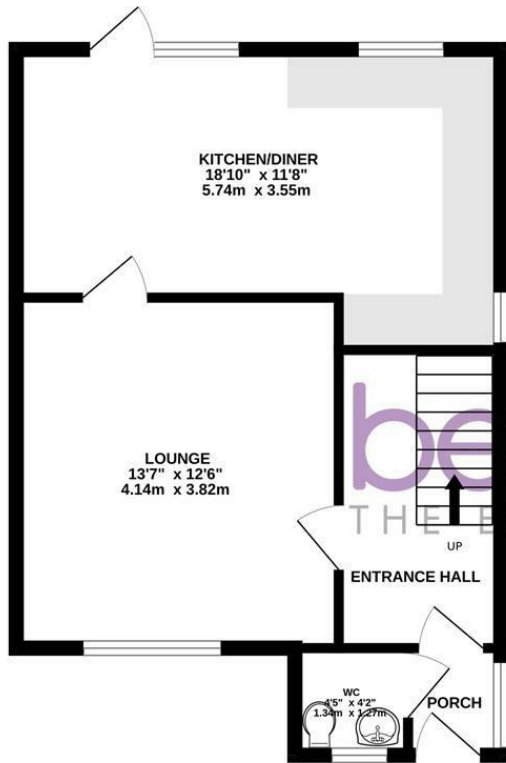


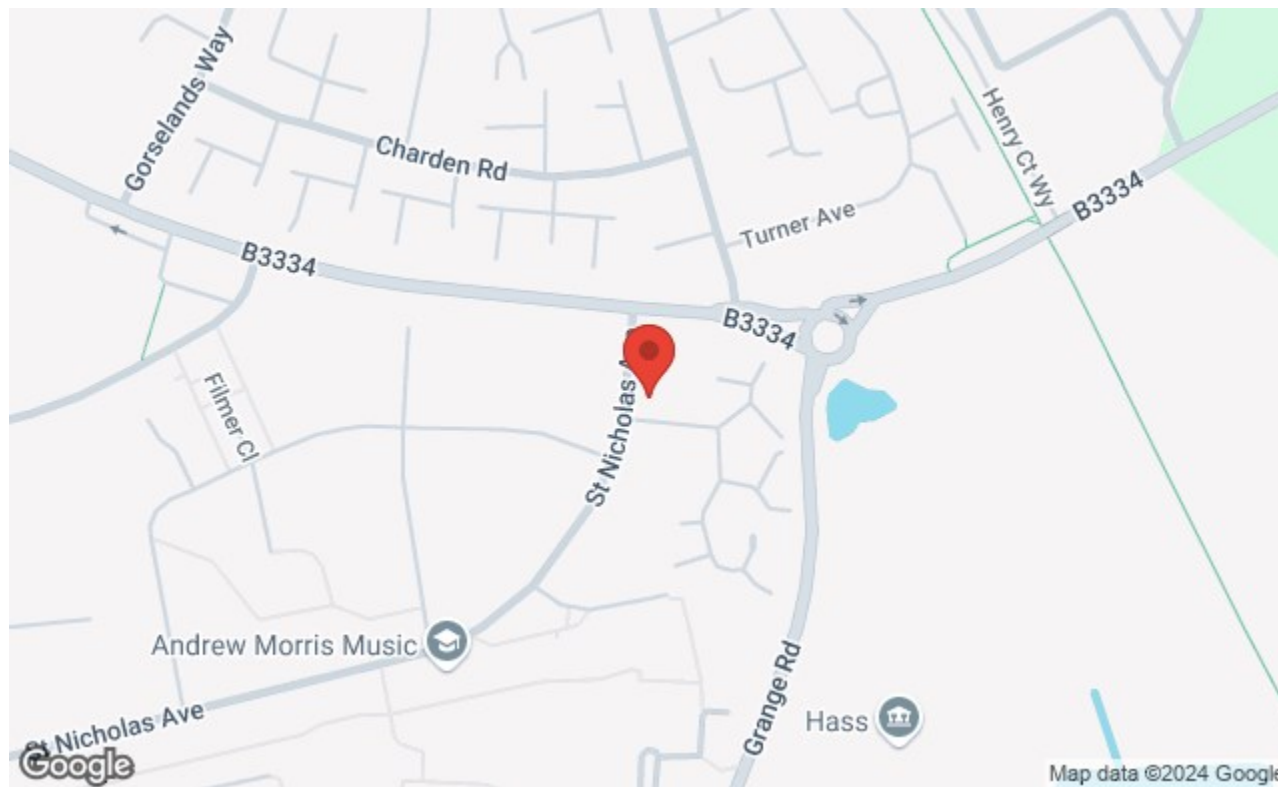
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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Guide Price £290,000

St. Nicholas Avenue, Gosport PO13 9RS



HIGHLIGHTS

- ❖ WELL PRESENTED THREE BEDROOM HOUSE
- ❖ SEMI DETACHED
- ❖ KITCHEN/DINER
- ❖ LIVING ROOM
- ❖ UPSTAIRS BATHROOM/DOWNSTAIRS CLOAKROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ NO FORWARD CHAIN
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ CLOSE TO SCHOOLS AND SHOPS
- A MUST VIEW

Welcome to St. Nicholas Avenue, Gosport, Hampshire - a charming location that could be the perfect setting for your new home. This delightful three-bedroom semi-detached house, built in 1951, offers a wonderful opportunity for those seeking a cosy and inviting living space.

As you step inside, you are greeted by a spacious living room, perfect for relaxing with family or entertaining guests. The kitchen/diner space provides a lovely area for enjoying delicious meals and creating lasting memories.

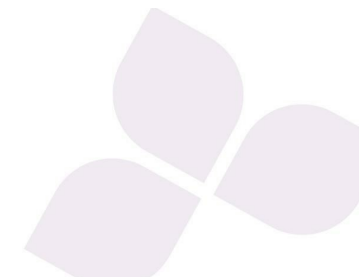
With one bathroom to serve the household, convenience is key in this property. The loft also has a stable floor and light perfect for additional storage.

The enclosed rear garden offers a private outdoor space where you can unwind, enjoy a cup of tea, or perhaps cultivate a beautiful garden.

Spanning 907 sq ft, this property provides ample space for comfortable living while maintaining a cosy atmosphere that will make you feel right at home. Whether you are looking to settle down or start a new chapter, this house has the potential to be the perfect backdrop for your dreams and aspirations.

Don't miss out on the opportunity to make this house your own and experience the joys of living in a well-established community in Gosport. Book a viewing today and let the journey to your new home begin.

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



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



PROPERTY INFORMATION

ENTRANCE HALL
UPVC door to side access, stairs to first floor landing, understairs storage, radiator.

CLOAKROOM
UPVC double glazed window to front elevation, wash hand basin, wc, radiator.

LOUNGE
UPVC double glazed window to front elevation, radiator.

KITCHEN/DINER
UPVC double glazed window to rear elevation, matching wall and base units, solid oak work surfaces, sink, tiled splashbacks, double electric oven, electric hob, cooker-hood, plumbing for washing machine and dishwasher, integrated fridge/freezer, radiator.

FIRST FLOOR LANDING
UPVC double glazed window to side elevation, access to loft space, cupboard, doors to:

BATHROOM
UPVC double glazed windows to rear and side elevation, bath with mixer taps and shower over, wash hand basin, wc, fully tiled walls.

BEDROOM 3
UPVC double glazed window to front elevation, in-built wardrobe, radiator.

BEDROOM 2
UPVC double glazed window to rear elevation, in-built wardrobes, radiator.

BEDROOM 1
UPVC double glazed window to front elevation, in-built wardrobes, radiator.

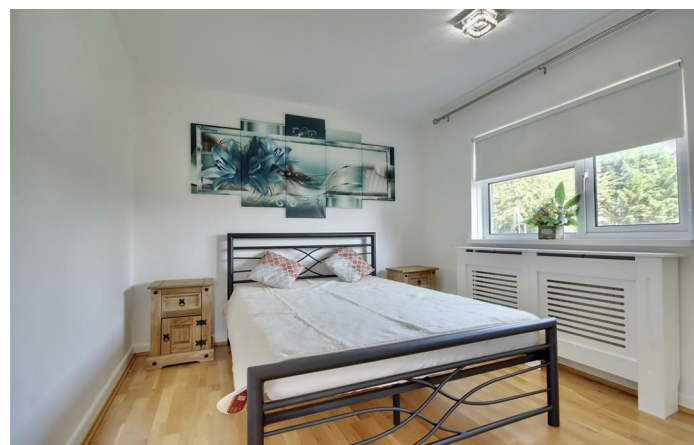
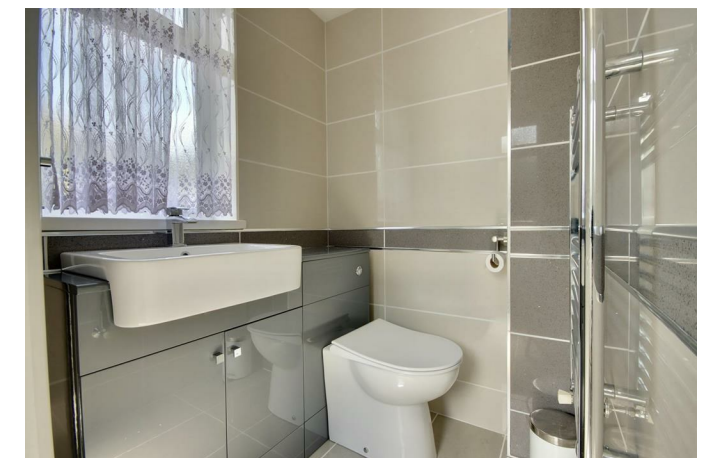
OUTSIDE
Outside To the front the garden is laid to lawn. To the rear the

garden is laid to lawn with a decked section, shed, rear and side pedestrian gates.

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. Bernard's 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.

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	71 B 84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
England & Wales	EU Directive 2002/91/EC



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