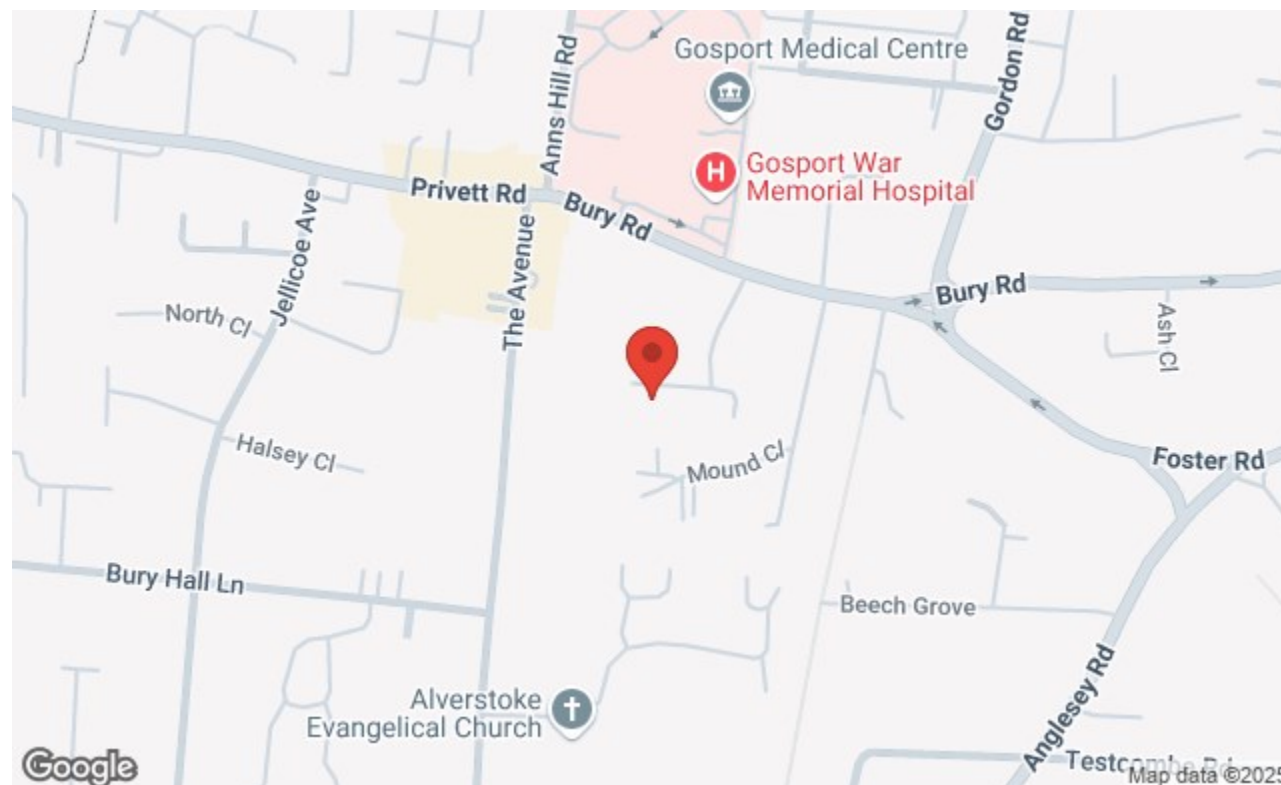




Asking Price £349,995

Lodge Gardens, Gosport PO12 3PY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOM SEMI DETACHED HOUSE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- BAY HOUSE SCHOOL CATCHMENT AREA
- GARAGE
- DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- PRIVATE CUL DE SAC DEVELOPMENT
- A MUST VIEW

Bernards are pleased to present this charming three-bedroom semi-detached house located in the desirable Lodge Gardens area of Gosport. This well-maintained property offers a perfect blend of comfort and convenience, making it an ideal family home.

Upon entering, you will find a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen/diner is a highlight of the ground floor, featuring ample space for dining and enjoying family meals, while also offering a lovely view of the enclosed rear garden. Additionally, a convenient downstairs WC enhances the practicality of the layout.

The first floor comprises three generously sized bedrooms, each providing a comfortable retreat for rest and relaxation. A well-appointed shower room completes the upper level, ensuring that

the needs of the household are met with ease.

Externally, the property boasts an enclosed rear garden, ideal for outdoor activities or simply enjoying the fresh air. For those with a vehicle there is on road parking for residents and a garage located in a nearby block, providing extra storage or secure parking options.

Situated close to Gosport Town Centre, this home benefits from easy access to local amenities, bus routes, and is within the catchment area for the highly regarded Bay House School. This property is not only a wonderful place to live but also offers a fantastic opportunity for families seeking a vibrant community. We invite you to view this delightful home and discover all it has to offer.

97 High Street, Gosport, PO12 1DS
t: 02392 004660



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



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

17'3 x 15'4 (5.26m x 4.67m)

KITCHEN/DINER

18'4 x 10'9 (5.59m x 3.28m)

LANDING

BEDROOM ONE

13'3 x 10'8 (4.04m x 3.25m)

BEDROOM TWO

13'1 x 11'0 (3.99m x 3.35m)

BEDROOM THREE

9'5 x 7'4 (2.87m x 2.24m)

SHOWER ROOM

8'7 x 7'7 (2.62m x 2.31m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

AGENTS NOTE

£360 per annum for the upkeep of the communal gardens.

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.

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!

ANTI MONEY LAUNDERING (AML)

Bernard's 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	



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