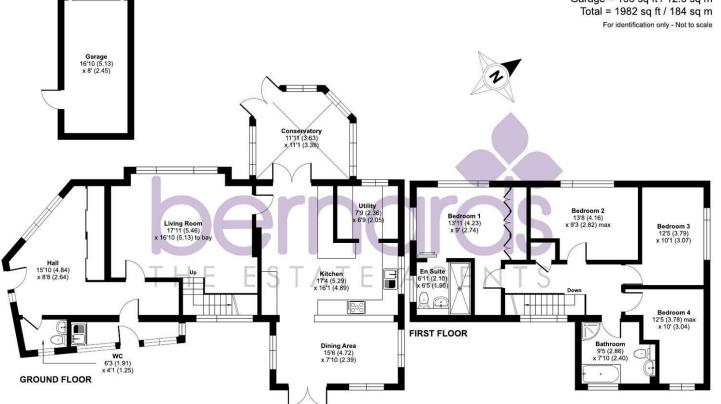
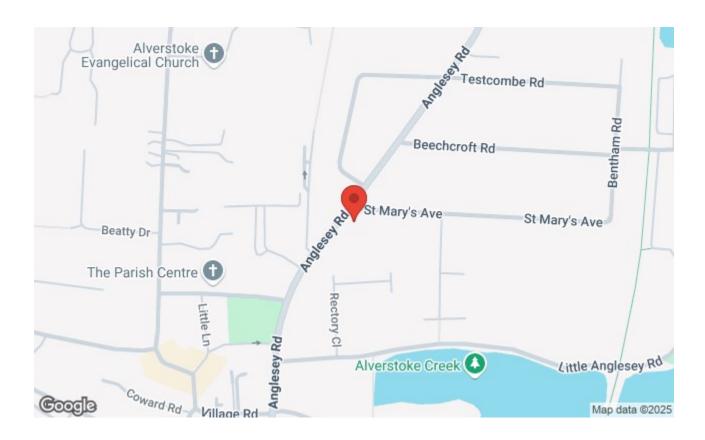
### St. Marys Avenue, Gosport, PO12

Approximate Area = 1847 sq ft / 171.5 sq m Garage = 135 sq ft / 12.5 sq m Total = 1982 sq ft / 184 sq m

**AD** 



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, ncorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1278324



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



### Asking Price £650,000

St. Marys Avenue, Alverstoke PO12 2HU



■ 4 🚔 2 😭 2 HIGHLIGHTS	Bernards are deligh appointed four-bed in the highly desiral Gosport. This charn blend of comfort an
A VERY WELL PRESENTED DETACHED	ideal family home.
	Upon entering, you that invites relaxatic
FOUR GOOD SIZE BEDROOMS EN SUITE TO MASTER	conservatory that er natural light. The m
DRIVEWAY & GARAGE	induction hob and h installed approxima delight, providing a creations and family
WRAP AROUND GARDENS	
DOWNSTAIRS WC	
SOLAR PANELS WITH BATTERY STORAGE	convenient downsta cupboard add to the floor.
SPACIOUS MODERN FITTED KITCHEN	The first floor boasts
OFTEN REQUESTED LOCATION	bedrooms, with the
• NO ONWARD CHAIN	

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ernards are delighted to present this wellopointed four-bedroom detached house, nestled the highly desirable area of Alverstoke, osport. This charming property offers a perfect end of comfort and modern living, making it an

pon entering, you will find a spacious lounge nat invites relaxation, complemented by a bright onservatory that enhances the living space with atural light. The modern fully fitted kitchen with duction hob and boiling/filter water tap, stalled approximately two years ago, is a chef's elight, providing ample space for culinary eations and family gatherings. Additionally, a onvenient downstairs WC and a large storage upboard add to the practicality of the ground

ne first floor boasts four generously sized edrooms, with the master bedroom benefiting

from an en suite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the remaining bedrooms, providing ample facilities for family and guests alike.

The exterior of the property is equally impressive, featuring a wrap-around garden enclosed by new fencing, offering a safe and private outdoor space for children and pets to play. To the front, a driveway leads to a garage equipped with an electric door, providing secure parking and additional storage options.

This home is further enhanced by double glazing, gas central heating, and solar panels, contributing to energy efficiency and comfort throughout the year. With its prime location and modern amenities, this property is a rare find in the market. We invite you to view this delightful home and discover all it has to offer.



# **PROPERTY INFORMATION**

**ENTRANCE HALL** 15'10 x 8'8 (4.83m x 2.64m)

#### DOWNSTAIRS WC

**LIVING ROOM** 17'11 x 16'10 (5.46m x 5.13m)

**KITCHEN** 17'4 x 16'1 (5.28m x 4.90m)

**DINING ROOM** 15'6 x 7'10 (4.72m x 2.39m)

UTILITY ROOM 7'9 x 6'9 (2.36m x 2.06m)

**CONSERVATORY** 11'11 x 11'1 (3.63m x 3.38m)

REAR PORCH

LANDING BEDROOM ONE 13'11 x 9'0 (4.24m x 2.74m)

**EN SUITE** 6'11 x 6'5 (2.11m x 1.96m)

**BEDROOM TWO** 13'8 x 9'3 (4.17m x 2.82m)

**BEDROOM THREE** 12'5 x 10'1 (3.78m x 3.07m)

**BEDROOM FOUR** 12'5 x 10'0 (3.78m x 3.05m)

**BATHROOM** 9'5 x 7'10 (2.87m x 2.39m)

#### OUTSIDE

# ENCLOSED WRAP AROUND GARDEN

#### DRIVEWAY

#### GARAGE SOLICITORS

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!

#### **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.

#### ANTI MONEY LAUNDERING

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.















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