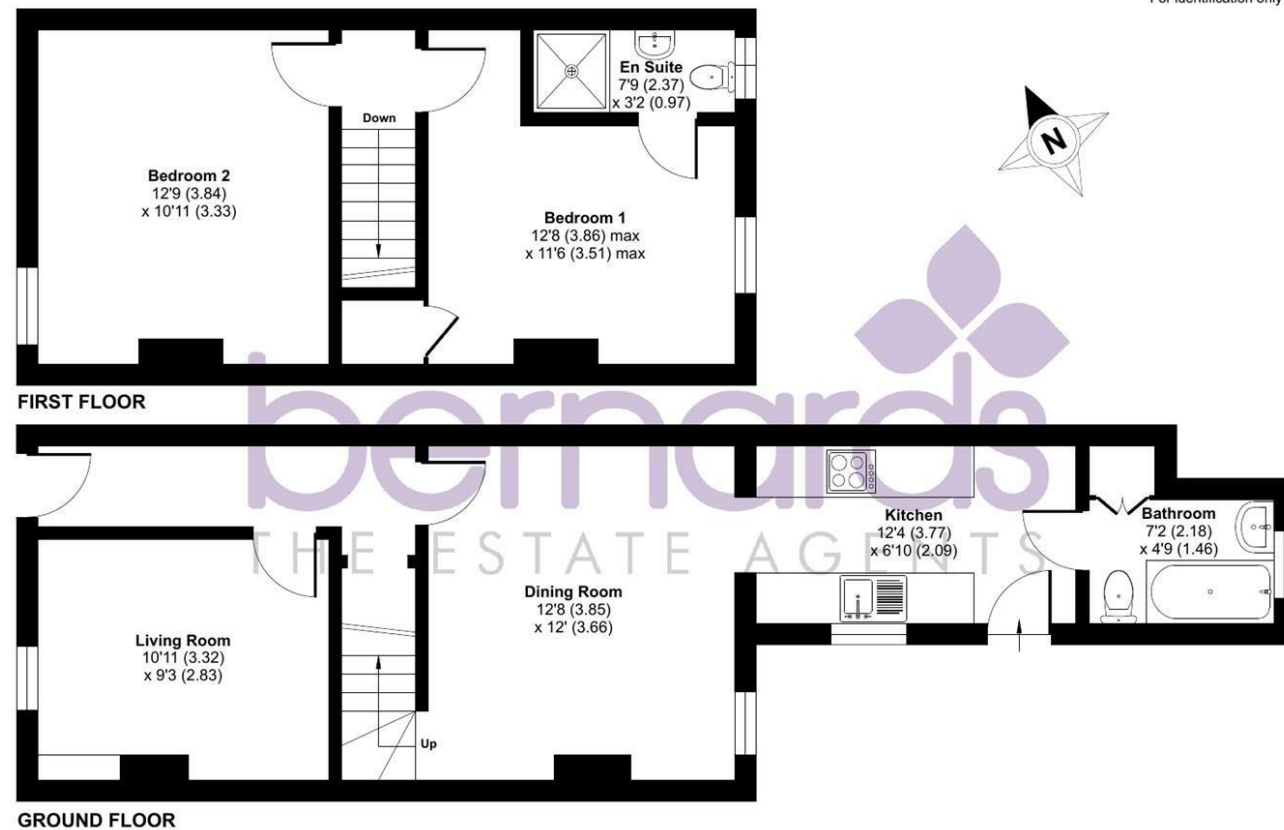


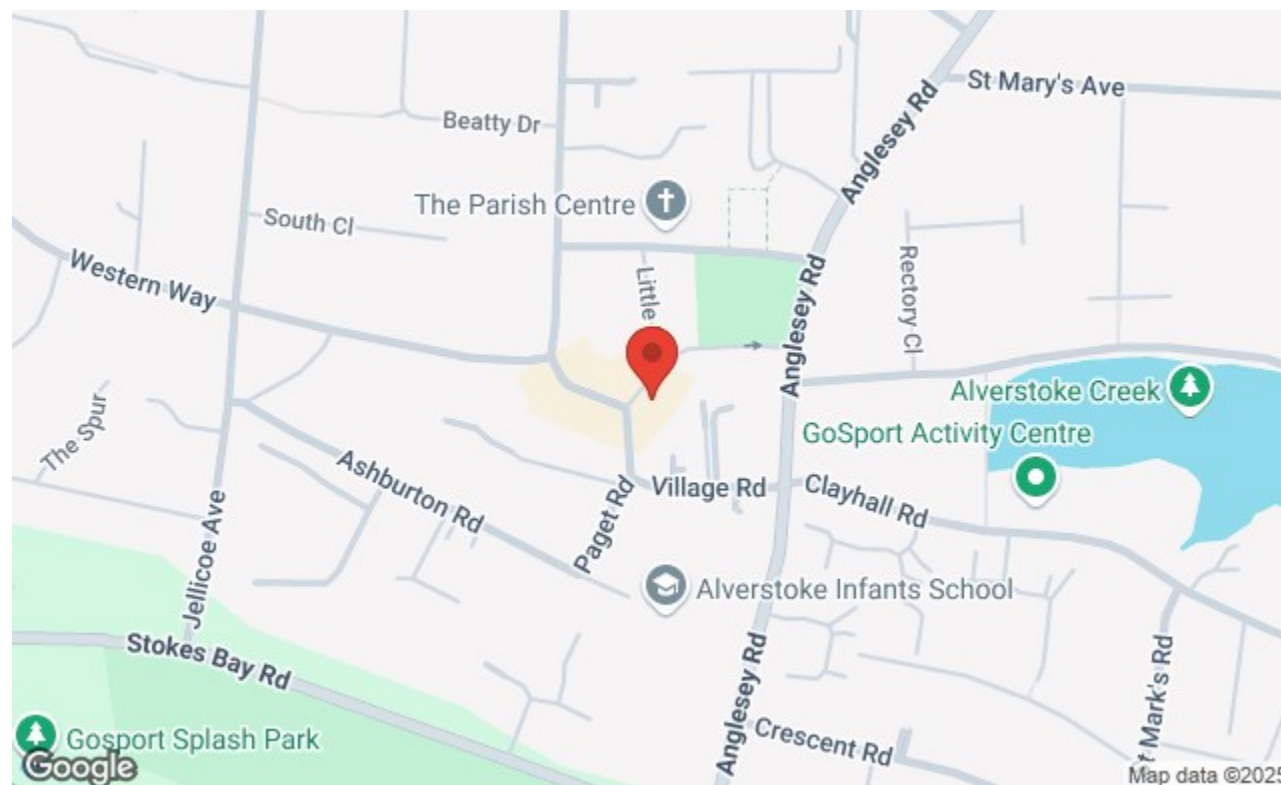
Village Road, Gosport, PO12

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1285942



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



Offers Over £290,000

Village Road, Gosport PO12 2LF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ A VERY WELL PRESENTED HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ MODERN FITTED KITCHEN
- ❖ TWO RECEPTION ROOMS
- ❖ ALVERSTOKE VILLAGE LOCATION
- ❖ NO ONWARD CHAIN
- ❖ ENCLOSED REAR GARDEN
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING

Bernards is pleased to present this charming refurbished cottage located on the sought-after Village Road in Alverstoke, Gosport. This delightful property boasts a perfect blend of character and modernity, making it an ideal home for those seeking comfort and style.

Upon entering, you will find a welcoming lounge adorned with original features, including beautiful fireplaces and floorboards, which add to the cottage's unique charm. The ground floor also features a separate dining room that seamlessly connects to a contemporary fitted kitchen, perfect for entertaining or family meals. A well-appointed bathroom, complete with a utility cupboard, completes the ground floor layout.

As you ascend to the first floor, you will discover two spacious double bedrooms. The master bedroom benefits from an en suite, providing added convenience and privacy, while both

rooms feature fitted wardrobes, ensuring ample storage space.

The property is further enhanced by double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. Outside, you will find a generous garden equipped with a tap, power points, and rear access, offering a wonderful space for outdoor activities or relaxation.

Situated within walking distance of local village shops and the picturesque Stokes Bay beach, this cottage is perfectly positioned for those who appreciate the charm of village life while still enjoying easy access to coastal amenities. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful home.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

10'11 x 9'3 (3.33m x 2.82m)

DINING ROOM

12'8 x 12'0 (3.86m x 3.66m)

KITCHEN

12'4 x 6'10 (3.76m x 2.08m)

BATHROOM

7'2 x 4'9 (2.18m x 1.45m)

LANDING

BEDROOM ONE

12'8 x 11'6 (3.86m x 3.51m)

EN SUITE

7'9 x 3'2 (2.36m x 0.97m)

BEDROOM TWO

12'9 x 10'11 (3.89m x 3.33m)

OUTSIDE

ENCLOSED REAR GARDEN

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.

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to

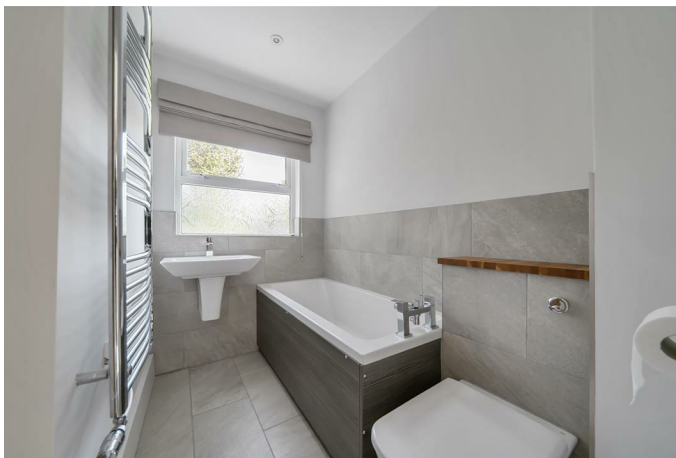
ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. 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!

REMOVALS

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(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		



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

