

£325,000

Bury Hall Lane, Gosport PO12 2PW

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THE ESTATE AGENTS



## HIGHLIGHTS

Offered with no onward chain this 1930's 3 bedroom semi detached home in a sought after road offers loads of potential to become a modern family home.

The entrance hall leads into the living room at the front of the property, there is a further reception room with conservatory which leads out onto the private rear garden which is currently mainly laid to lawn and has rear access onto Oval Gardens.

The kitchen would benefit from some modernisation and a purchaser with

vision will be able to reconfigure the downstairs layout to suit their requirements.

Upstairs are the 2 double and 1 single bedrooms, plus the family bathroom.

The house is double glazed throughout with gas central heating

Bury Hall Lane is ideally placed for visiting Stokes Bay, local shops and schools including both Gomer and Alverstoke Infant and Junior Schools, plus catchment area for Kings Academy Bay House.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





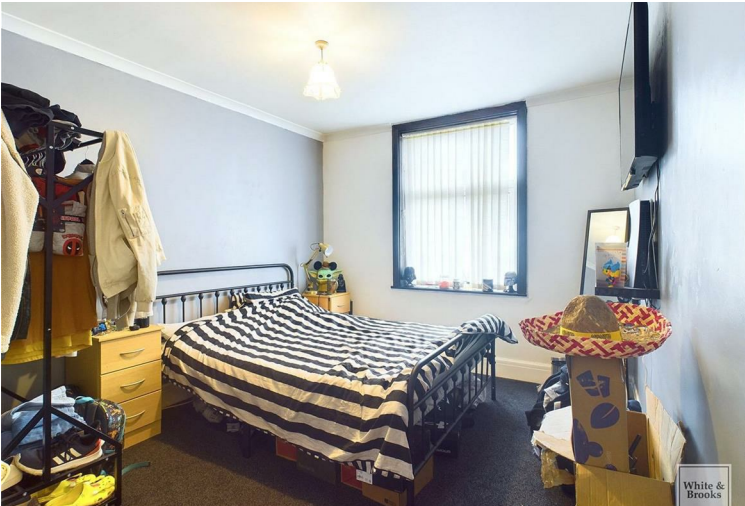


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# PROPERTY INFORMATION

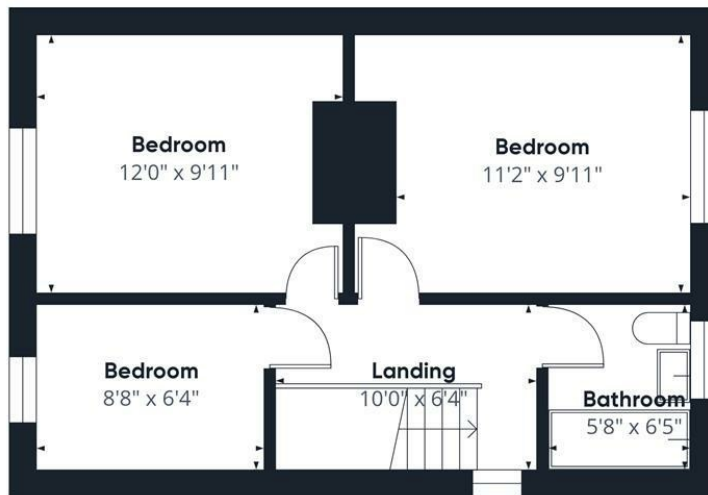


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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





Floor 0



Floor 1

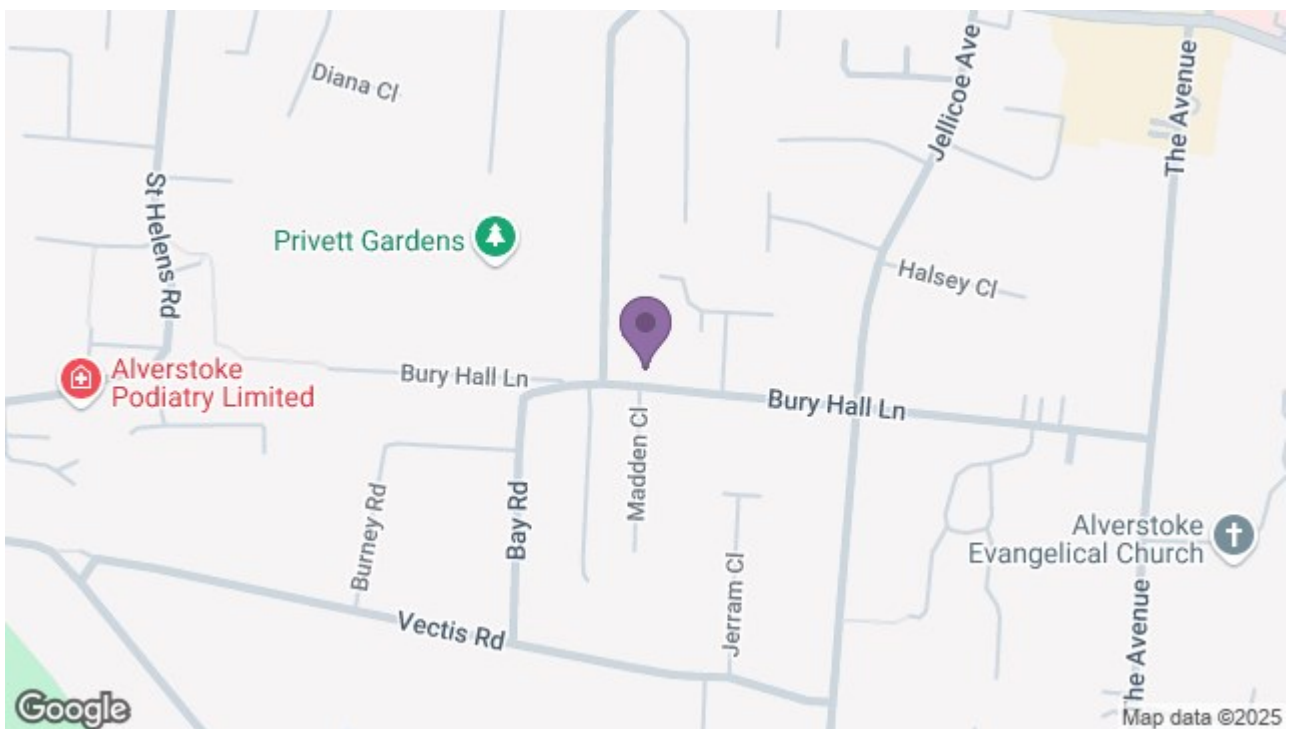
Approximate total area<sup>®</sup>  
844.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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