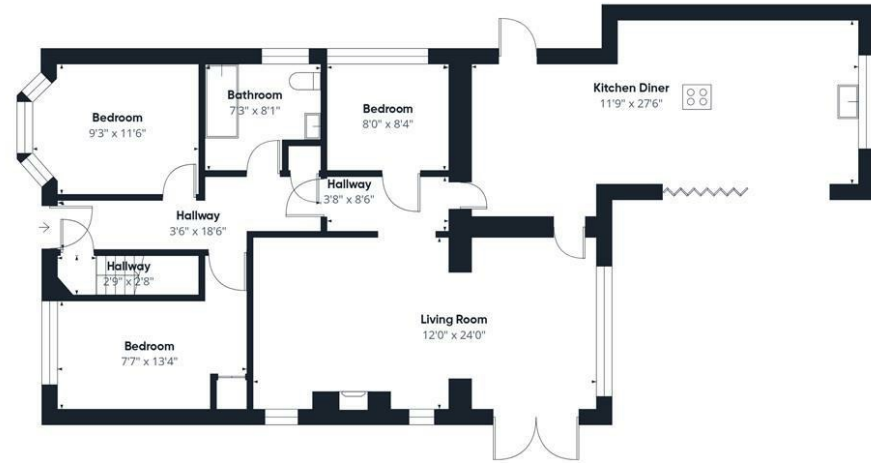




Asking Price £550,000

Diana Close, Gosport PO12 2RJ

bernards  
THE ESTATE AGENTS



Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1303 ft<sup>2</sup>  
Reduced headroom  
96 ft<sup>2</sup>

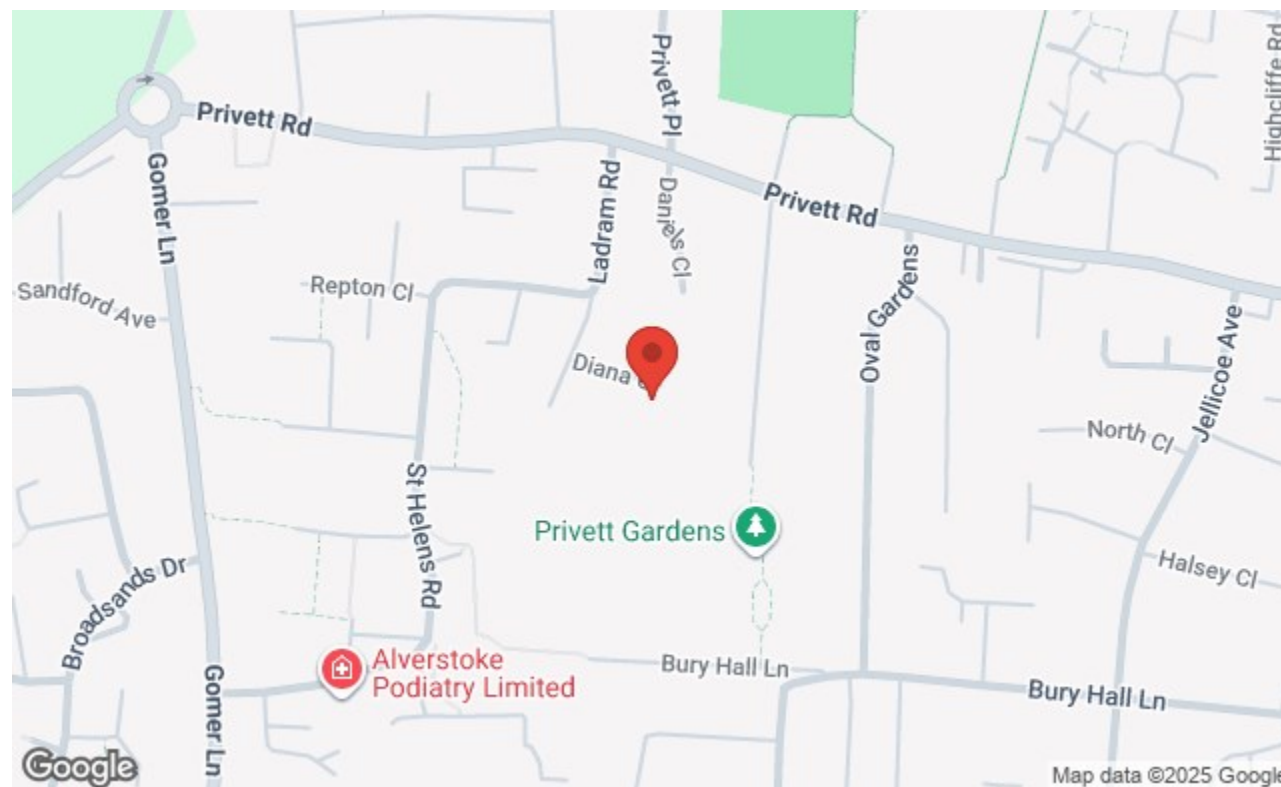
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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 are based on RICS IPMS 3C standard.

GIRAFFE360



## HIGHLIGHTS

- ❖ VERY WELL PRESENTED
- ❖ DETACHED BUNGALOW
- ❖ DRIVEWAY & GARAGE
- ❖ MATURE GARDENS
- ❖ CUL DE SAC
- ❖ ALVERSTOKE LOCATION
- ❖ STUNNING KITCHEN
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ BAY HOUSE SCHOOL CATCHMENT
- CLOSE TO LOCAL SHOPS

The internal fixtures and fittings are all of extremely high quality and the property has the WOW factor throughout!

The property is set back within the grounds and a driveway with room for several cars leads to the detached garage.

The front entrance leads into the hallway containing the stairs and to the front of the property are 2 of the bedrooms, which are both doubles. The contemporary family bathroom comprises a 'P' Shaped bath with shower and curved glass screen, WC and wash hand basin with built in vanity unit, the high end look is completed with large tiles. A further ground floor bedroom overlooks the secluded grounds.

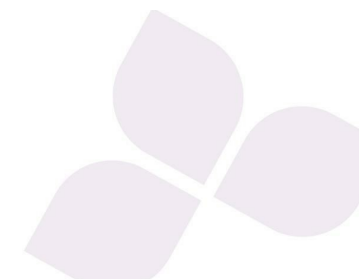
The kitchen breakfast room has a glass roof lantern which floods the room with light and is fitted with a range of pale grey base and wall units, with granite work surfaces, integral double oven and microwave and a central island containing a 5 ring gas hob which is perfect for

entertaining. There is space for an American style fridge freezer and tumble dryer and plumbing for a washing machine. Bi fold doors lead out to the gardens and patio area.

Completing the ground floor accommodation is a living room with neutral decor and feature fireplace leading through to the dining room with double doors again leading out to the wonderful gardens. Upstairs is the 'principle' bedroom suite with its ensuite with enclosed shower, WC and wash hand basin. The unique 'Apex' glass windows give this space a 'boutique hotel feel'

This home is in the catchment for several good schools and is well placed for both the town and nearby Stokes Bay.

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



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





# PROPERTY INFORMATION

**ENTRANCE HALL**  
**KITCHEN/DINER**  
27'6 x 11'9 (8.38m x 3.58m)  
**LIVING ROOM**  
24 x 12 (7.32m x 3.66m)

**BEDROOM**  
13'4 x 7'7 (4.06m x 2.31m)

**BEDROOM**  
11'6 x 9'3 (3.51m x 2.82m)

**BEDROOM**  
8'4 x 8 (2.54m x 2.44m)

**BATHROOM**  
8'4 x 8 (2.54m x 2.44m)

**LANDING**  
**BEDROOM**  
14'3 x 11'4 (4.34m x 3.45m)

**BATHROOM**  
8'1 x 4'1 (2.46m x 1.24m)

**OUTSIDE**  
**ENCLOSED REAR GARDEN**  
**DRIVEWAY**  
**GARAGE**

**ANTI MONEY LAUNDERING**  
We 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.

**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.

**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. We 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.

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**FREEHOLD / COUNCIL TAX BAND E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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		



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