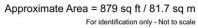
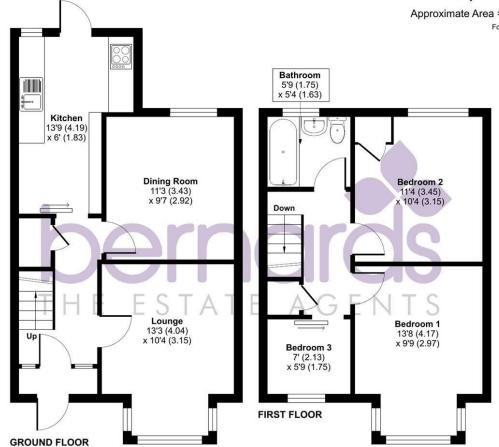
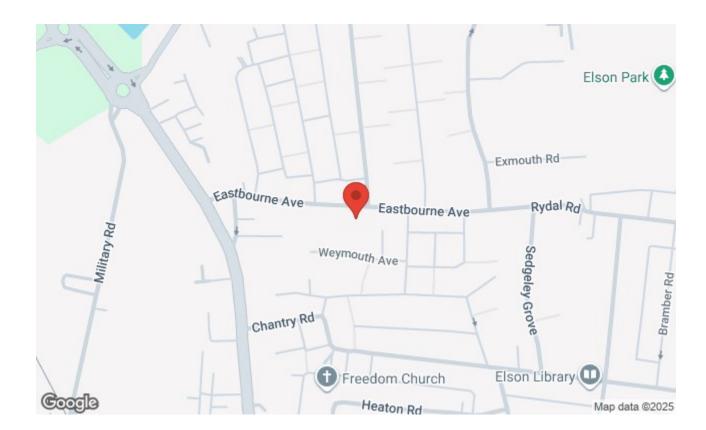
### Eastbourne Avenue, Gosport, PO12





This floor plan was constructed using measurements provided to © n/checom 2 Produced for Bernards Estate and Letting Agents Ltd. REF: 1313003



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



# Offers Over £285,000









REFURBISHED THREE BEDROOM **HOUSE** 

**UPGRADED ELECTRICS** 

RADIATORS

DOUBLE GLAZING

NEW KITCHEN

**NEW CARPETS** 

**NEW INTERNAL DOORS** 

OFF ROAD PARKING

NO ONWARD CHAIN

TWO RECEPTION ROOMS

\*\*\*Guide Price £290,000 - £300,000\*\*\* Bernards is pleased to present this charming end-

terrace house located on Eastbourne Avenue in the sought-after Elson area of Gosport. This beautifully refurbished property offers a perfect opportunity for first-time buyers seeking a comfortable and modern home.

Spanning an impressive 936 square feet, the GAS CENTRAL HEATING WITH NEW house features two inviting reception rooms on the ground floor, providing ample space for relaxation and entertaining. The newly fitted kitchen is both stylish and functional, making it a delightful space for culinary pursuits. The property has been thoughtfully upgraded with new electrics, double glazing, and gas central heating, ensuring a warm and energy-efficient environment throughout.

> Upstairs, you will find three well-proportioned bedrooms, ideal for family living or

accommodating guests. The bathroom has also been updated, adding to the overall appeal of this lovely home.

Outside, the property boasts a sunny aspect rear garden, perfect for enjoying the outdoors, as well as a front driveway that offers convenient off-road parking. With no onward chain, this home is ready for you to move in and make it your own.

In summary, this end-terrace house on Eastbourne Avenue is a fantastic opportunity for those looking to settle in a vibrant community. With its modern upgrades and spacious layout, it is sure to attract interest. Do not miss the chance to view this delightful property.

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







# PROPERTY INFORMATION

**ENTRANCE PORCH ENTRANCE HALL** 

LOUNGE 13'3 x 10'4 (4.04m x 3.15m)

**DINING ROOM** 11'3 x 9'7 (3.43m x 2.92m)

13'9 x 6'0 (4.19m x 1.83m)

**LANDING** 

**BEDROOM ONE** 13'8 x 9'9 (4.17m x 2.97m)

**BEDROOM TWO** 11'4 x 10'4 (3.45m x 3.15m)

**BEDROOM THREE** 7'0 x 5'9 (2.13m x 1.75m)

**BATHROOM** 5'9 x 5'4 (1.75m x 1.63m)

OUTSIDE

**ENCLOSED REAR GARDEN** 

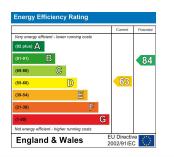
**FRONT DRIVEWAY** 

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete antimoney laundering checks. The BERNARDS MORTGAGE & AML check should be completed in **PROTECTION** branch. Please call the office to We have a team of advisors 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.





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.



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

book an AML check if you would covering all our offices, offering a like to make an offer on this comprehensive range of property. Please note the AML mortgages from across the market check includes taking a copy of the and various protection products two forms of identification for each from a panel of lending insurers. purchaser. A proof of address and Our fee is competitively priced, proof of name document is and we can help advise and required. Please note we cannot arrange mortgages and protection put forward an offer without the 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!

FREEHOLD / COUNCIL TAX BAND C



























