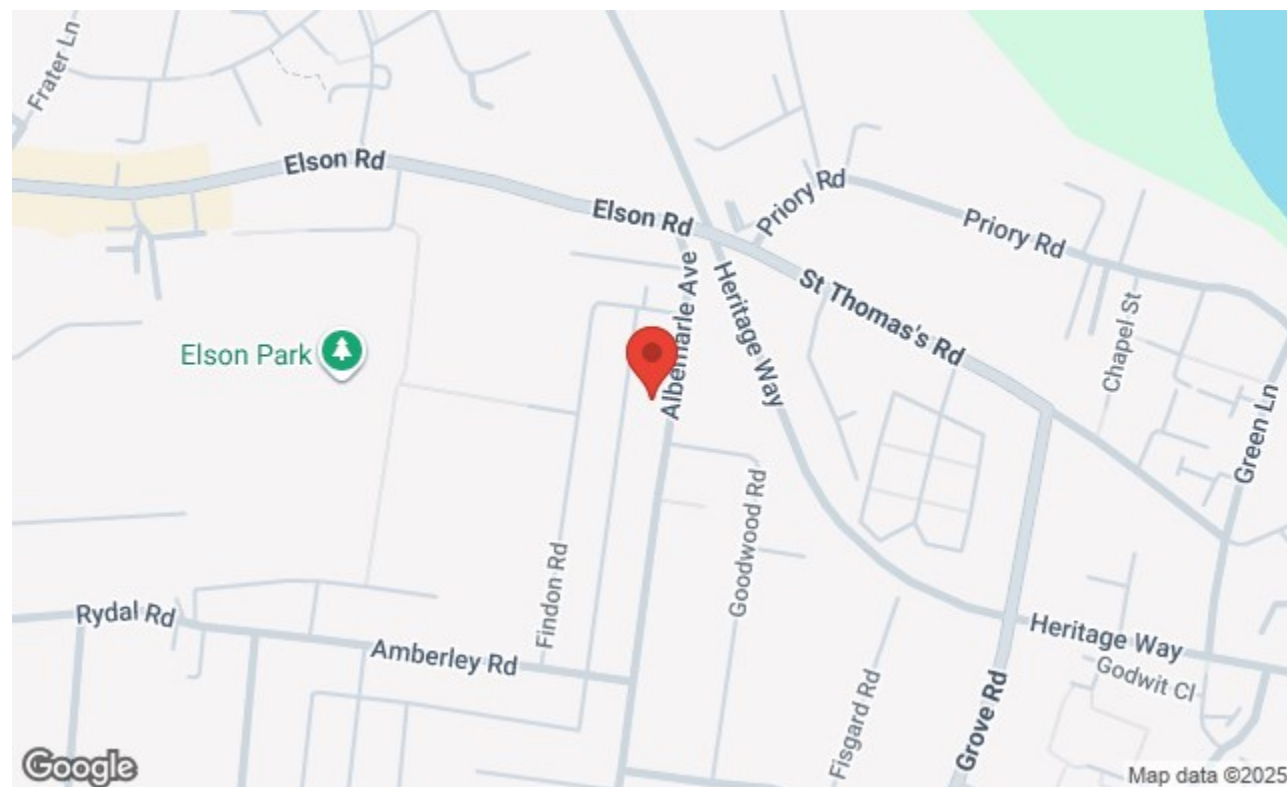




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1311167



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



Asking Price £310,000

Albemarle Avenue, Gosport PO12 4HT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- EXTENDED THREE BEDROOM HOUSE
- DRIVEWAY
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- LIVING ROOM WITH LOG BURNER
- FANTASTIC KITCHEN/DINER WITH ISLAND UNIT
- DOWNSTAIRS WC WITH UTILITY AREA
- ENCLOSED SUNNY ASPECT GARDEN

Bernards is pleased to present this charming extended three-bedroom house located on the desirable Albemarle Avenue in the Elson area of Gosport. This property has been thoughtfully improved by the current owners, ensuring a comfortable and modern living experience.

As you enter, you will find a welcoming living room featuring a delightful bay window and a cosy log burner, perfect for those chilly evenings. The spacious kitchen/diner is a standout feature, equipped with integrated appliances, an island unit for added convenience, and bi-fold doors that seamlessly connect the indoor space to the enclosed rear garden. This outdoor area, adorned with artificial grass, offers a low-maintenance retreat for relaxation or entertaining.

The ground floor also includes a convenient downstairs WC, enhancing the practicality of the

home. Upstairs, you will discover three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom.

The property benefits from double glazing, gas central heating, and upgraded electrics, ensuring a warm and energy-efficient environment. The front driveway offers off-road parking, a valuable asset in this sought-after location.

Situated close to local shops, bus routes, and schools, this home is ideal for first-time buyers looking to settle in a friendly community. With its modern amenities and convenient location, this property is not to be missed. We invite you to arrange a viewing and experience all that this lovely home has to offer.

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



PROPERTY INFORMATION

ENTRANCE HALL
DOWNSTAIRS WC/UTILITY
KITCHEN/DINER/LIVING ROOM
39'2 x 16'2 (11.94m x 4.93m)

LANDING
BEDROOM ONE
15'1 x 10'2 (4.60m x 3.10m)
BEDROOM TWO
11'2 x 10'7 (3.40m x 3.23m)
BEDROOM THREE
7'5 x 6'5 (2.26m x 1.96m)

BATHROOM
OUTSIDE
FRONT DRIVEWAY
ENCLOSED REAR GARDEN

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.

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

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. 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!



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



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