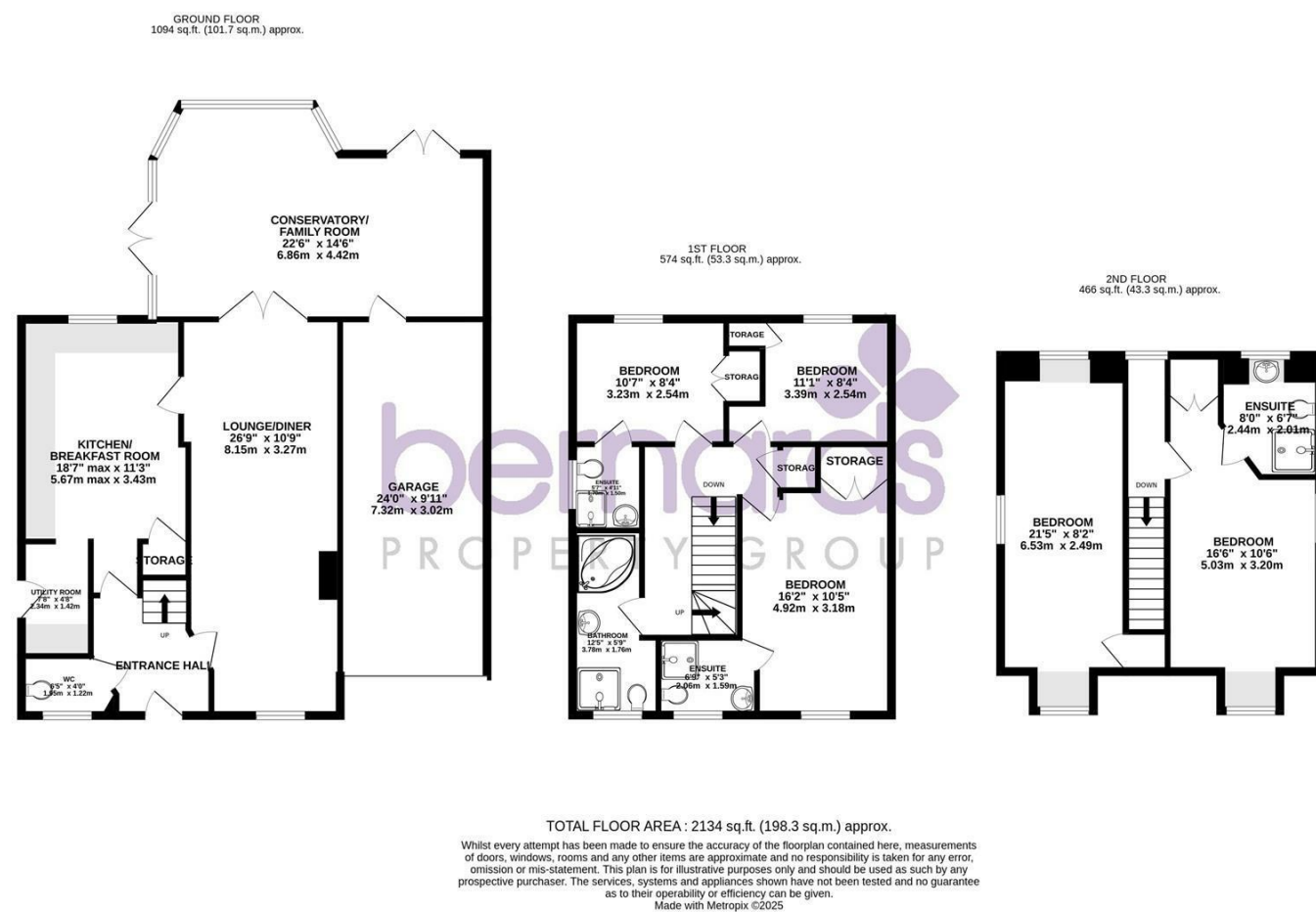




FOR SALE

Asking Price £580,000

Orion Avenue, Gosport PO12 4GL

bernards
THE ESTATE AGENTS



5 4 3

HIGHLIGHTS

- ❖ FIVE DOUBLE BEDROOMS
- ❖ DETACHED
- ❖ THREE STOREY PROPERTY
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ SOUTH WEST FACING GARDEN
- ❖ EXTENDED CONSERVATORY
- ❖ CLOSE TO GOSPORT MARINA
- ❖ CUL DE SAC
- ❖ SOUGHT AFTER LOCATION

****DETACHED THREE STOREY PROPERTY****

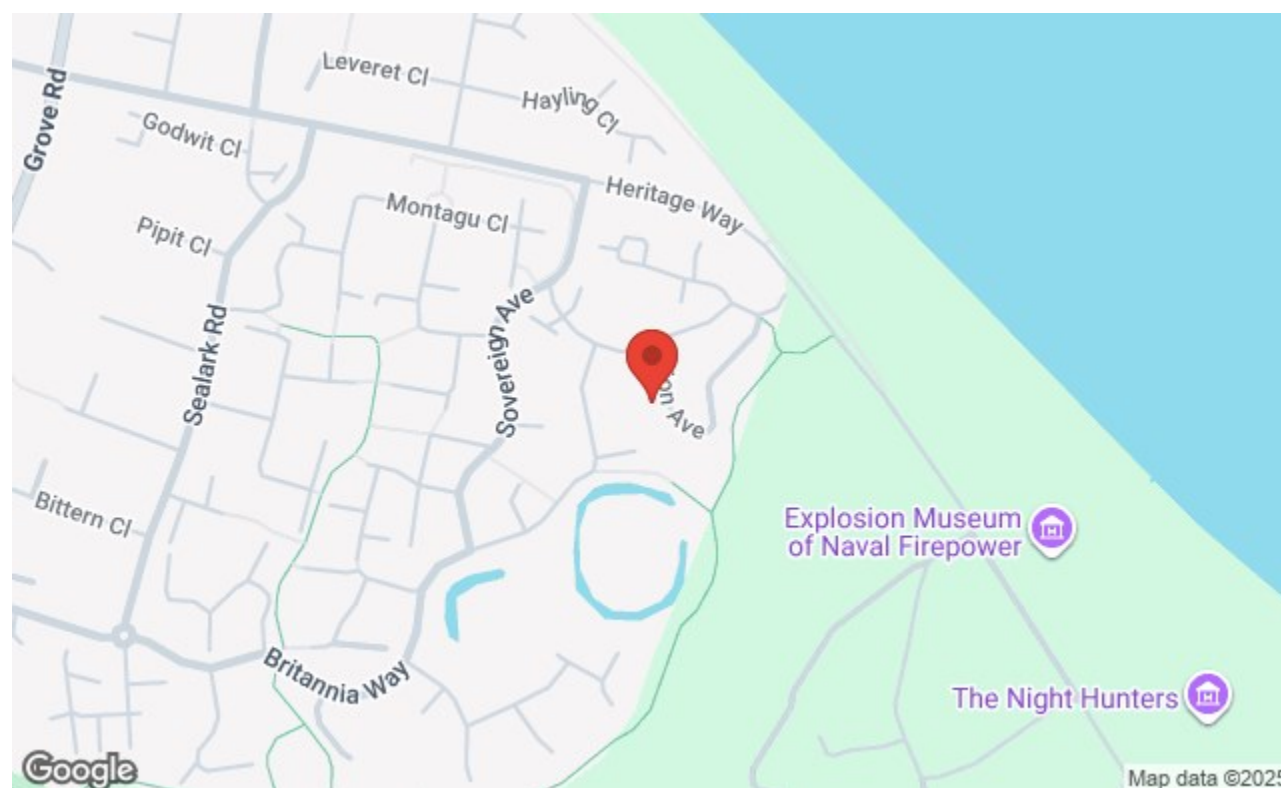
Nestled in the highly sought-after area of Priddy's Hard, this impressive detached house on Orion Avenue offers a perfect blend of space, comfort, and modern living. With five generously sized bedrooms, this property is ideal for families.

The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. The extended conservatory, or sun room, invites natural light and offers a tranquil space to unwind, making it a

delightful addition to the living area.

With four bathrooms, including en-suite facilities, convenience and privacy are assured for all residents. The property also features a driveway with parking for up to three vehicles, ensuring that you and your guests will never be short of space.

This residence is not only spacious but also situated in a desirable location, close to local amenities and the picturesque surroundings of Gosport. Whether you are looking for a family home or a place to entertain, this property is sure to meet your needs. Do not miss the opportunity to make this wonderful house your new home.



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



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



PROPERTY INFORMATION

ENTRANCE HALL

WC
6'4" x 4'0" (1.95 x 1.22)

LOUNGE/DINER
26'8" x 10'8" (8.15 x 3.27)

KITCHEN/BREAKFAST ROOM
18'7" x 11'3" (5.67 x 3.43)

UTILITY ROOM
7'8" x 4'7" (2.34 x 1.42)

CONSERVATORY/FAMILY ROOM
22'6" x 14'6" (6.86 x 4.42)

BEDROOM ONE
10'7" x 8'3" (3.23 x 2.54)

EN SUITE
5'6" x 4'11" (1.70 x 1.50)

BEDROOM TWO
11'1" x 8'3" (3.39 x 2.54)

BEDROOM THREE
16'1" x 10'5" (4.92 x 3.18)

EN SUITE
6'9" x 5'2" (2.06 x 1.59)

BATHROOM
12'4" x 5'9" (3.78 x 1.76)

BEDROOM FOUR
21'5" x 8'2" (6.53 x 2.49)

BEDROOM FIVE
16'6" x 10'5" (5.03 x 3.20)

EN SUITE
8'0" x 6'7" (2.44 x 2.01)

ENCLOSED REAR GARDEN
DRIVEWAY

GARAGE
24'0" x 9'10" (7.32 x 3.02)

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.

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.

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.

FREEHOLD / COUNCIL TAX BAND F



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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