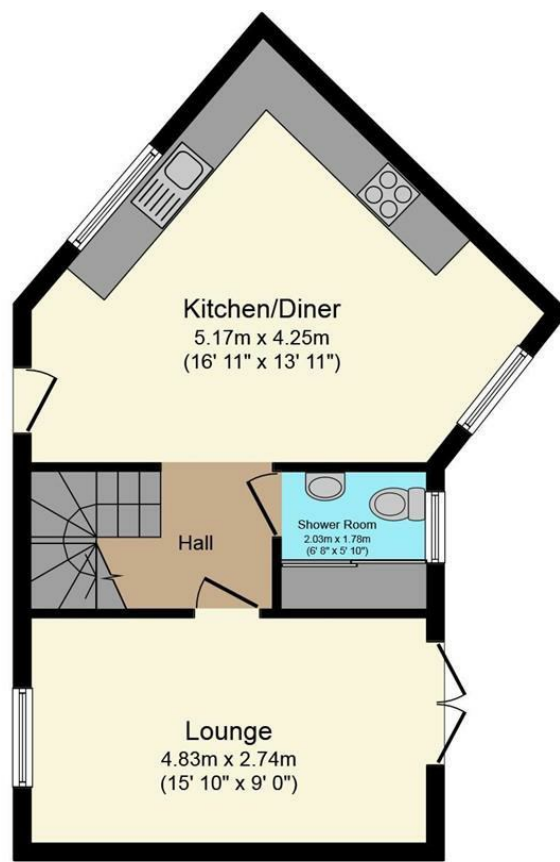




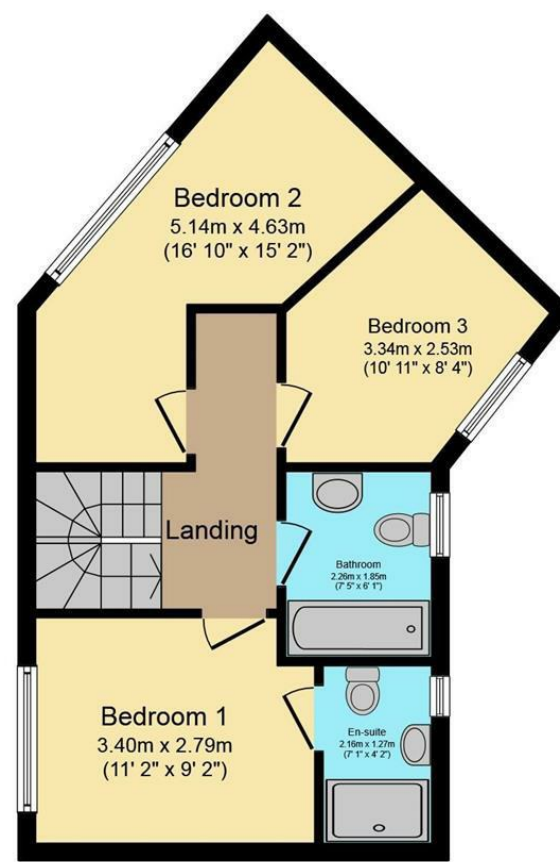
Asking Price £265,000

Howe Road, Gosport PO13 8GR

bernards
THE ESTATE AGENTS



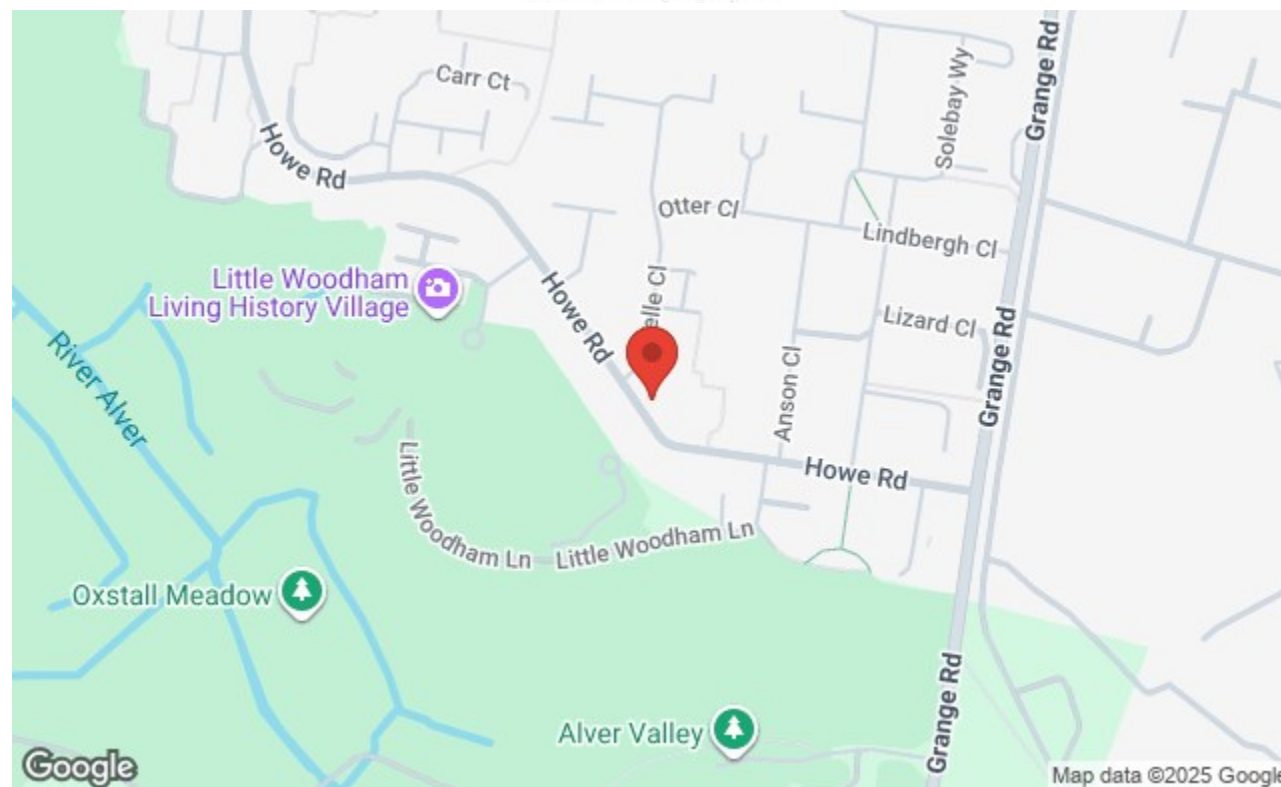
Ground Floor



First Floor

Total floor area 86.0 sq. m. (926 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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



HIGHLIGHTS

- Three well-proportioned bedrooms
- Downstairs WC
- Master bedroom with ensuite bathroom
- Double glazing and gas central heating
- Allocated parking
- Close to Alver Village shops
- Near the Alver Valley nature reserve
- Spacious fitted kitchen/diner

Bernards are delighted to present this charming three-bedroom end of terrace house situated on Howe Road in the desirable Alver Village area of Gosport. This property is perfect for families or those seeking a comfortable home in a vibrant community.

Upon entering, you will find a welcoming living room that features French doors leading to the enclosed rear garden, allowing for a seamless flow between indoor and outdoor living. The spacious fitted kitchen/diner is ideal for family meals and entertaining guests, while a convenient downstairs WC adds to the practicality of the ground floor.

The first floor boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, providing a private retreat. A family bathroom serves the additional bedrooms, ensuring ample facilities for all.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, the enclosed rear garden offers a peaceful space for relaxation, with back access for added convenience. Additionally, there is allocated parking for one vehicle, along with extra on-street parking available at the front of the house.

Located within close proximity to Alver Village shops, including a Tesco supermarket, and the picturesque Alver Valley nature reserve, this home is perfectly positioned for both convenience and leisure. This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a range of amenities nearby. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
6'8 x 5'10 (2.03m x 1.78m)
- KITCHEN/DINER**
16'11 x 13'11 (5.16m x 4.24m)
- LIVING ROOM**
15'10 x 9'0 (4.83m x 2.74m)
- LANDING**
- BEDROOM ONE**
11'2 x 9'2 (3.40m x 2.79m)

- EN SUITE**
7'1 x 4'2 (2.16m x 1.27m)
- BEDROOM TWO**
16'10 x 15'2 (5.13m x 4.62m)
- BEDROOM THREE**
10'11 x 8'4 (3.33m x 2.54m)
- BATHROOM**
7'5 x 6'1 (2.26m x 1.85m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- ALLOCATED PARKING**

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.

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.

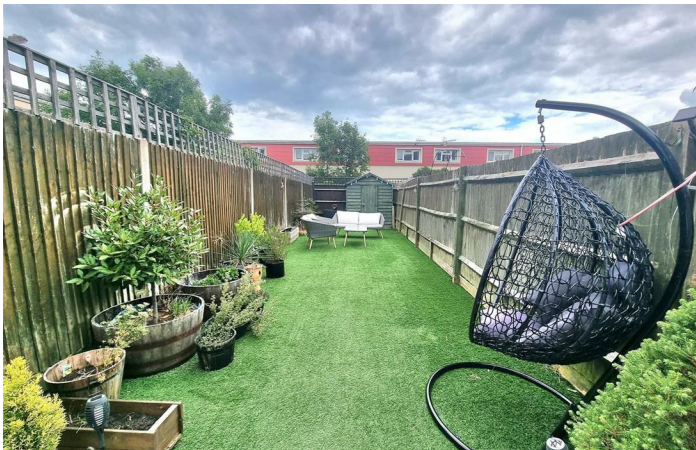
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

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.

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 C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(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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