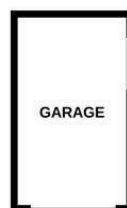
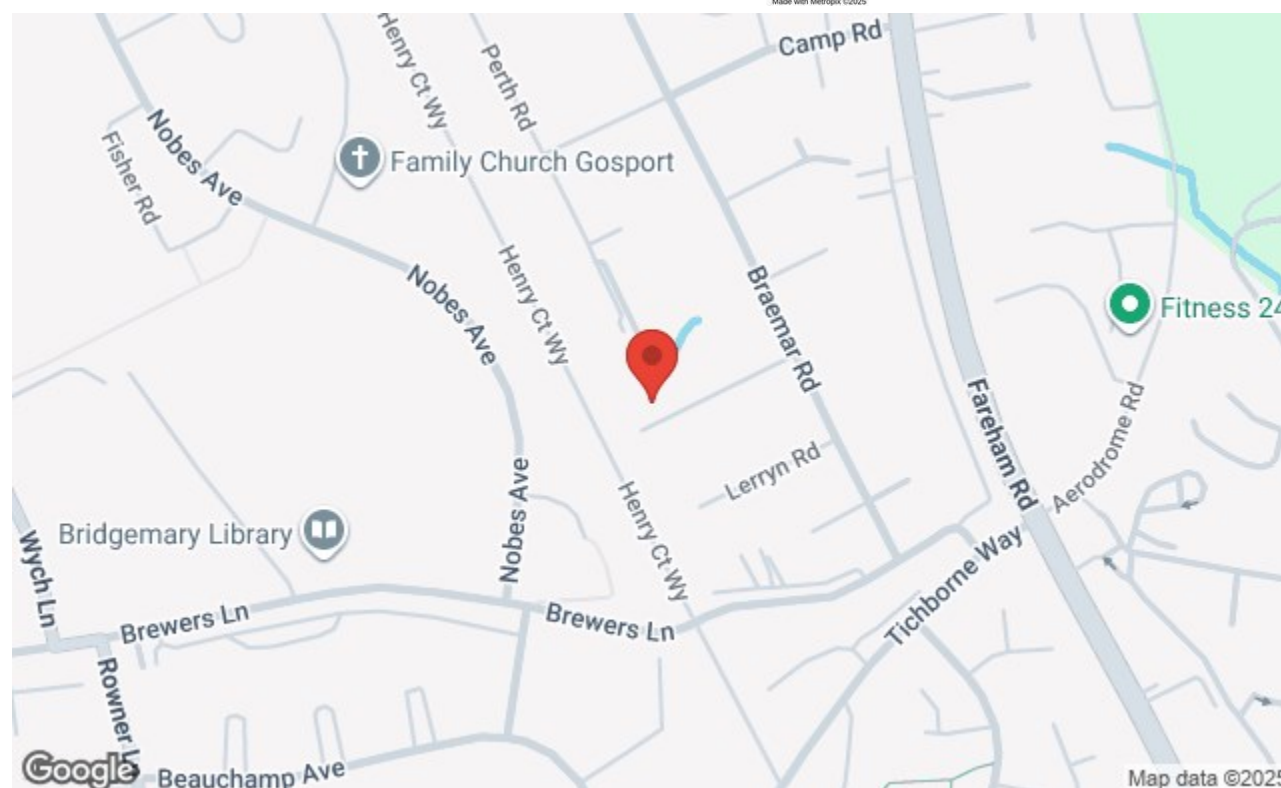


GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660



Offers Over £315,000

Braemar Close, Gosport PO13 0YE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ SEMI-DETACHED
- ❖ BUNGALOW
- ❖ FULLY REFURBISHED
- ❖ LARGE DRIVEWAY
- ❖ GARAGE
- ❖ SPACIOUS GARDEN
- ❖ ULTRA MODERN
- ❖ PERFECT FOR FAMILIES
- ❖ A MUST VIEW

We are delighted to bring to the market this beautifully presented two-bedroom semi-detached bungalow, complete with off-road parking and a garage, tucked away in the quiet cul-de-sac of Braemar Close, Gosport.

The property has been thoughtfully refurbished by the current owner and is offered in outstanding condition throughout.

The accommodation comprises a welcoming entrance hall leading to two double bedrooms positioned at the front of the home. To the rear, a bright and spacious lounge seamlessly opens into the dining area, which in

turn provides access to a stylish modern kitchen with breakfast bar. A generous, contemporary family bathroom completes the internal layout.

Externally, the property benefits from a private driveway to the side, comfortably accommodating up to three vehicles, leading to the garage. The front garden has been gravelled, offering potential for additional parking if required. The west-facing rear garden is a fantastic space to enjoy, featuring paved patio areas, a lawn, and a decked seating area.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

9'6" x 13'9" (2.90m x 4.19m)

DINING ROOM

6'10" x 11'1" (2.08m x 3.38m)

KITCHEN

10'5" x 15'8" (3.18m x 4.78m)

BEDROOM ONE

9'6" x 14'5" (2.90m x 4.39m)

BEDROOM TWO

8'10" x 10'5" (2.69m x 3.18m)

BATHROOM

5'10" x 8'2" (1.78m x 2.49m)

OUTSIDE

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

GARAGE

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

REMOVAL QUOTE

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. Bernard's 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.

BERNARD'S 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!

FREEHOLD / COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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