

Guide Price £280,000

Harcourt Road, Gosport PO12 3NR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 3-BEDROOMS
- ❖ OFF STREET PARKING
- ❖ MODERN DECOR THROUGHOUT
- ❖ EASY TO MAINTAIN GARDEN
- ❖ GARAGE
- ❖ DOWNSTAIRS W.C
- ❖ COMPLETE ONWARDS CHAIN
- ❖ CENTRAL LOCATION
- ❖ GREAT OPPORTUNITY FOR FIRST TIME BUYER

Located in the charming Harcourt Road in Gosport, this modern terraced house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

One of the standout features of this home is the delightful orangery room, which floods the space with natural light and creates a perfect spot for enjoying the garden views throughout the seasons. The contemporary design elements throughout the property ensure a stylish and welcoming atmosphere.

The house also boasts a well-appointed bathroom, catering to the needs of a busy household. For those with vehicles, the convenience of off-street parking and a rear driveway is a significant advantage, providing easy access and additional security.

Completing this attractive offering is a garage, which adds further practicality to the home, whether for storage or as a workshop space.

In summary, this terraced house on Harcourt Road is a wonderful blend of modern living and functional design, making it an ideal choice for anyone looking to settle in the vibrant community of Gosport. Don't miss the chance to make this delightful property your new home.

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





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PROPERTY INFORMATION

AML - Anti Money Laundering Procedure
We 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.

Assistance with 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.

Buyer Verification
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.

Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

Financial Services
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!

Recommended 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. We 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.

Council tax
Band - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

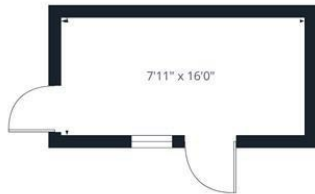




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

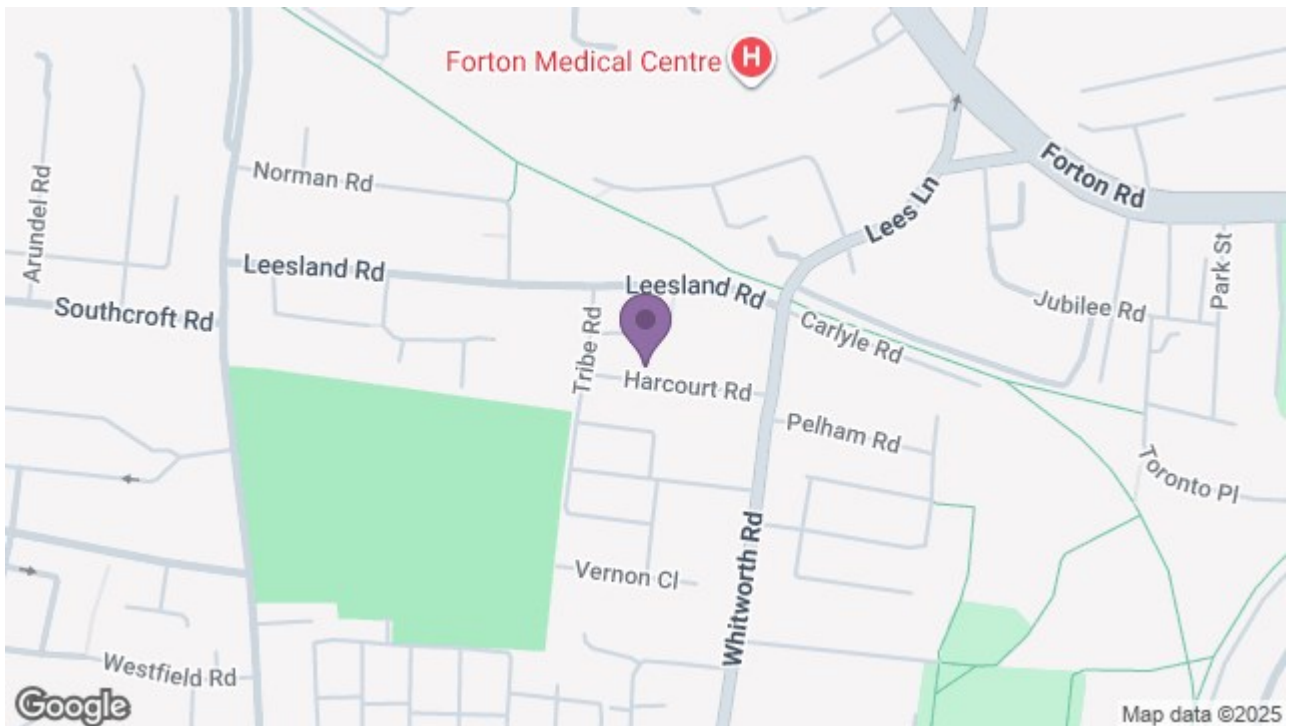
Approximate total area[®]
992.84 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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