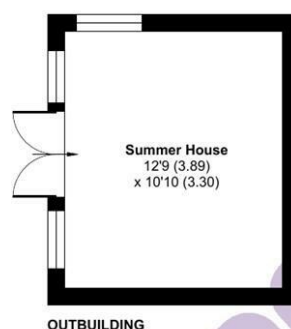


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1373753

Cavanna Close, Gosport, PO13

Approximate Area = 1284 sq ft / 119.2 sq m
Limited Use Area(s) = 92 sq ft / 8.5 sq m
Garage = 176 sq ft / 16.3 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1690 sq ft / 156.8 sq m
For identification only - Not to scale



Asking Price £400,000

Cavanna Close, Gosport PO13 0PE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- SEMI DETACHED BUNGALOW
- PLENTY OF OFF ROAD PARKING
- GARDEN ROOM
- GARAGE WITH ACCESS TO REAR GARDEN
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- NEWLY FITTED KITCHEN AND BATHROOM
- COUNCIL TAX BAND C

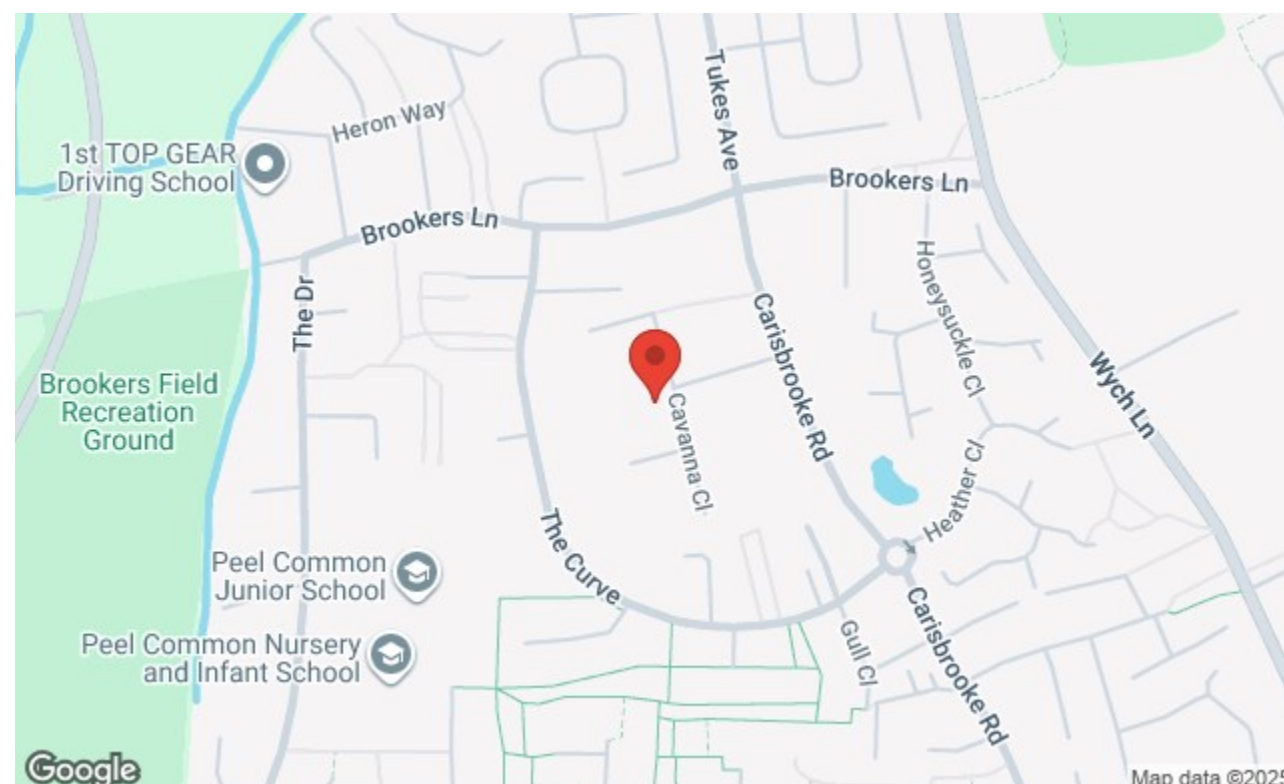
Bernards are pleased to announce to the market this four bedroom semi-detached chalet bungalow in the sought after cul-de-sac, Cavanna Close.

Set in a sought after cul-de-sac, this well-maintained four bedroom semi-detached chalet bungalow offers flexible accommodation with a refitted kitchen and modern bathroom.

The home benefits from a generous south-westerly facing rear garden complete with a versatile garden

room, ideal as an office, studio or additional living space.

With plenty of off-road parking and rooms that can be adapted to suit individual needs, this is a practical and appealing home in a popular and convenient location.



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



Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

DINING/LIVING ROOM
26'10" x 10'7" (8.20 x 3.25)

KITCHEN
17'1" x 9'8" (5.22 x 2.96)

BATHROOM
8'8" x 6'5" (2.66 x 1.97)

BEDROOM ONE
16'7" x 10'9" (5.08 x 3.28)

BEDROOM TWO
13'7" x 10'9" (4.15 x 3.29)

BEDROOM THREE
10'6" x 10'2" (3.22 x 3.10)

BEDROOM FOUR
10'6" x 10'1" (3.21 x 3.08)

STORAGE
6'8" x 6'2" (2.04 x 1.89)

SUMMER HOUSE
12'9" x 10'9" (3.89 x 3.30)

GARAGE
22'0" x 8'0" (6.72 x 2.44)

ANIT 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!

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.

REMOVAL QUOTES

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.



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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