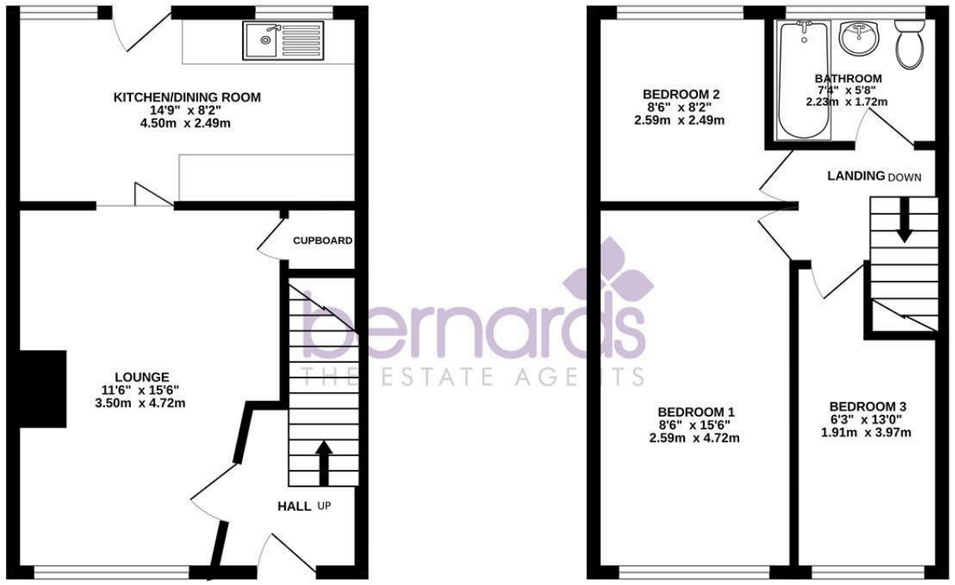
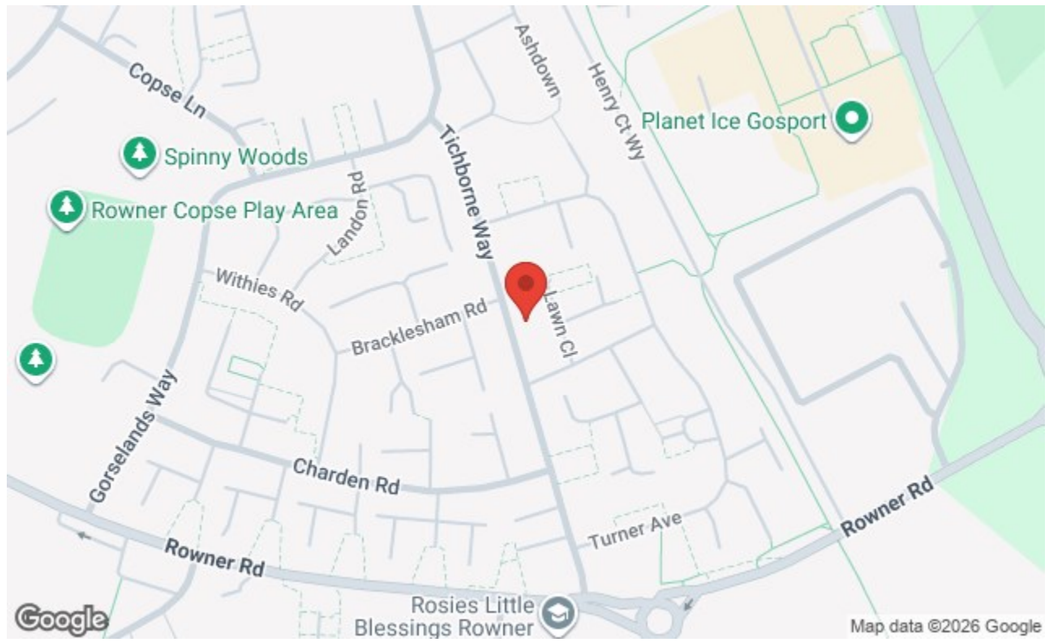
GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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

FOR SALE

Asking Price £220,000

Tichborne Way, Gosport PO13 0BL

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- Spacious three-bedroom family home
- Offered with NO ONWARD CHAIN
- Good-sized lounge
- Spacious kitchen/diner
- Double glazing
- Good-sized rear garden
- Rear gate providing access to residents' parking area
- Convenient for local schools, shops and bus routes
- Ideal first-time purchase or investment opportunity

SPACIOUS THREE BEDROOM HOME – NO ONWARD CHAIN – LARGE REAR GARDEN – RESIDENTS' PARKING AT THE REAR – POTENTIAL TO MODERNISE

A spacious three-bedroom family home offered to the market with NO ONWARD CHAIN, conveniently situated close to local schools, shops and bus routes.

The property benefits from double glazing, with accommodation comprising a good-sized lounge and a spacious kitchen/diner. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a good-sized rear garden, complete with a brick-built storage shed and a rear access gate leading to a residents' parking area.

The property would benefit from some updating, offering an excellent opportunity for buyers looking to put their own stamp on a home and add value.

An ideal purchase for first-time buyers, families or investors alike.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
15'6 x 11'6 (4.72m x 3.51m)

KITCHEN/DINER
14'9 x 8'2 (4.50m x 2.49m)

LANDING

BEDROOM ONE
15'6 x 8'6 (4.72m x 2.59m)

BEDROOM TWO
8'6 x 8'2 (2.59m x 2.49m)

BEDROOM THREE
13'0 x 6'3 (3.96m x 1.91m)

BATHROOM
7'4 x 5'8 (2.24m x 1.73m)

OUTSIDE

ENCLOSED REAR GARDEN

BRICK BUILT SHED

FREEHOLD / COUNCIL TAX BAND B

DECLARATION OF INTEREST
In accordance with Section 21 of the Estate Agents Act 1979, we disclose that the seller of this property is a relative of an employee of Bernards Estate Agents.

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.

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!

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.

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.

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.









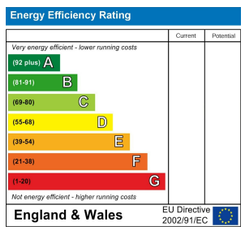












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