

Offers Over £250,000

Gull Close, Gosport PO13 0RT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM HOUSE
- ❖ DOWNSTAIRS WC
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ OFF ROAD PARKING
- ❖ NO ONWARD CHAIN
- ❖ MODERN FITTED KITCHEN/DINER
- ❖ SPACIOUS LIVING ROOM

Bernards is pleased to present this modern terraced house located in the desirable area of Gull Close, Gosport. This charming property is perfect for families and commuters alike, being conveniently situated on the outskirts of Gosport, with easy access to local amenities, including a parade of shops, bus routes, and schools, all within walking distance.

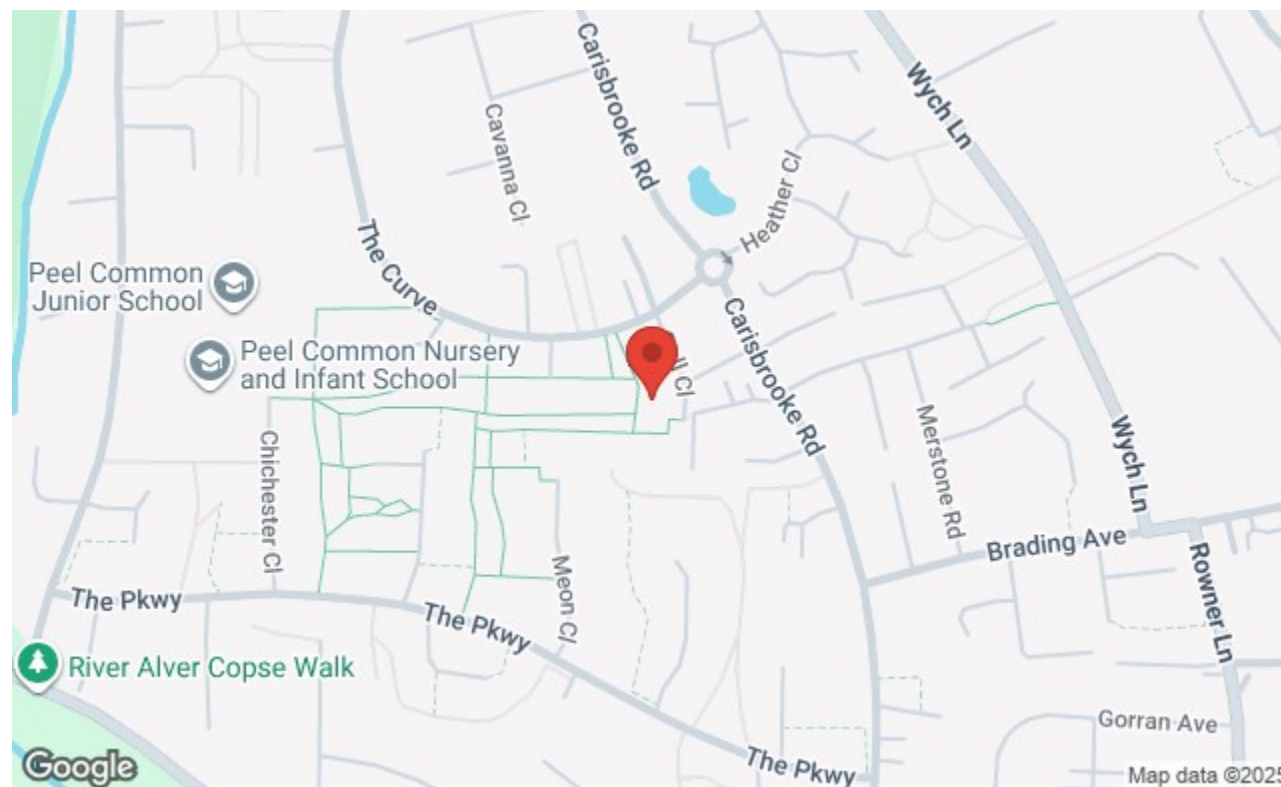
The house boasts three well-proportioned bedrooms, making it an ideal home for those seeking space and comfort. The ground floor features a contemporary fitted kitchen/diner, perfect for family meals and entertaining guests, alongside a spacious living room that provides a welcoming atmosphere. Additionally, there is a convenient downstairs WC, enhancing the practicality of the layout.

Upstairs, you will find three inviting bedrooms, complemented by a family bathroom, ensuring

ample facilities for all residents. The property benefits from double glazing and gas central heating, with a combi boiler installed approximately four years ago, ensuring warmth and energy efficiency throughout the year.

Outside, the property offers off-road parking for two vehicles, a valuable asset in this area. The enclosed rear garden provides a private outdoor space, ideal for relaxation or family gatherings, with the added benefit of back access.

This property is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home. With its modern features and convenient location, this house is not to be missed.



97 High Street, Gosport, PO12 1DS  
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Call today to arrange a viewing

02392 004660

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# PROPERTY INFORMATION

- ENTRANCE HALL
- DOWNSTAIRS WC
- KITCHEN/DINER  
13'10 x 8'8 (4.22m x 2.64m)
- LIVING ROOM  
15'3 x 11'8 (4.65m x 3.56m)

- LANDING
- BEDROOM ONE  
14'0 x 9'1 (4.27m x 2.77m)
- BEDROOM TWO  
11'6 x 8'3 (3.51m x 2.51m)
- BEDROOM THREE  
8'1 x 6'9 (2.46m x 2.06m)
- BATHROOM  
6'8 x 5'11 (2.03m x 1.80m)

- OUTSIDE
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES

**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.

**SOLICITORS**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain a n effective y e t 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.

**ANTI MONEY LAUNDERING**  
Bernard's 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

**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.

**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.



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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