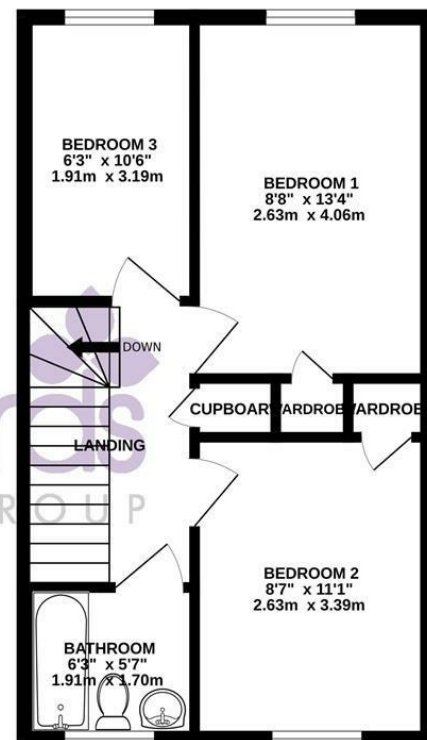
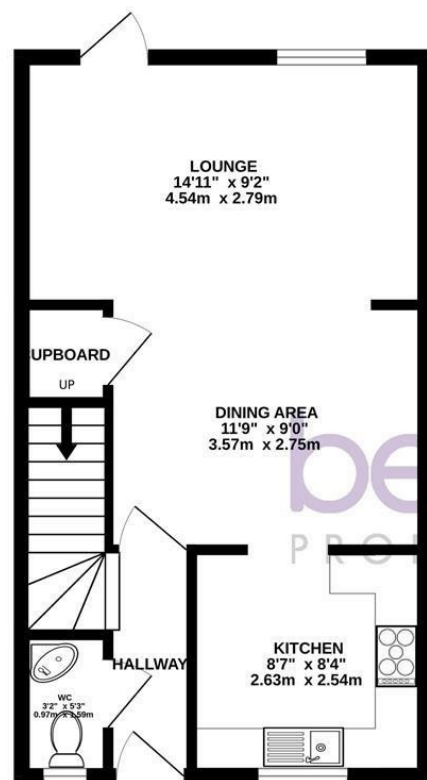


GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

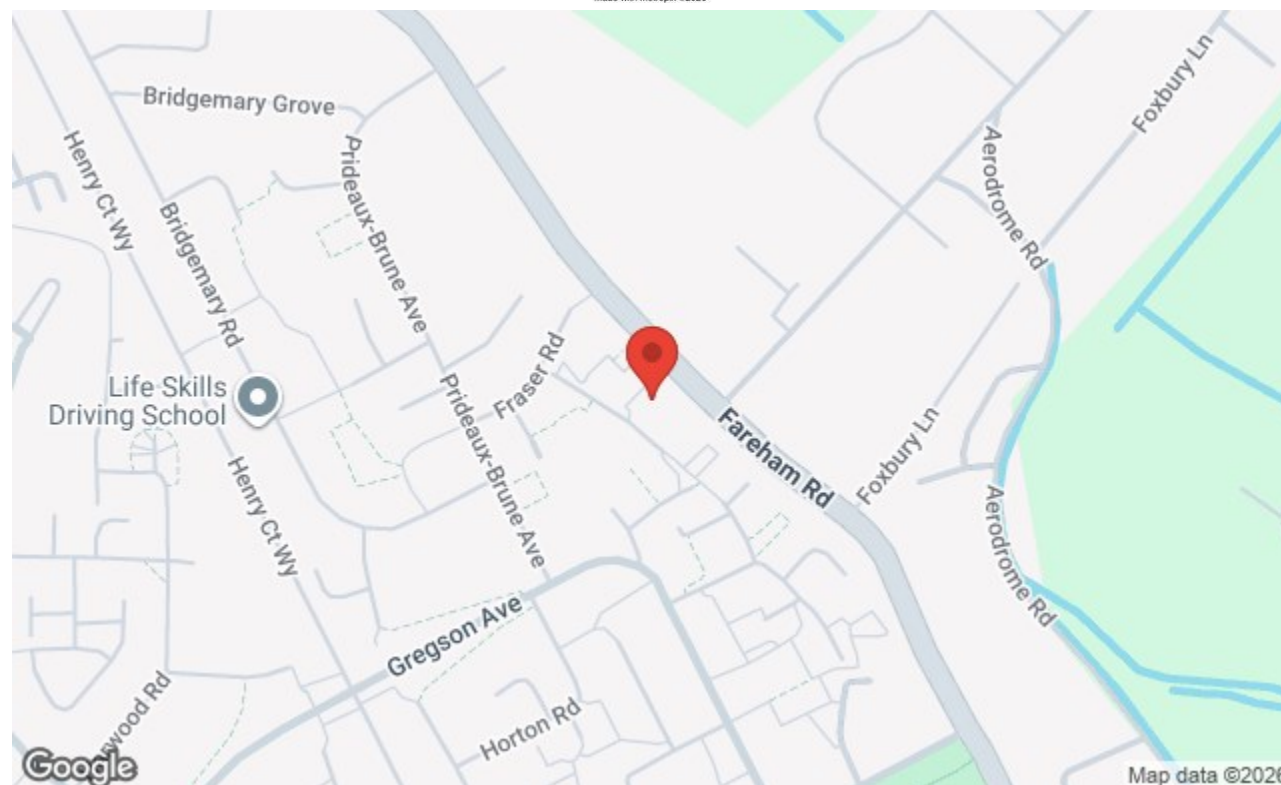
1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



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PROPERTY GROUP

TOTAL FLOOR AREA: 792 sq.ft. (73.6 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



Offers Over £210,000

Maynard Close, Gosport PO13 0XH

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HIGHLIGHTS

- ❖ THREE-BEDROOM HOUSE
- ❖ GARAGE IN NEARBY BLOCK
- ❖ NO ONWARD CHAIN
- ❖ MODERN FITTED KITCHEN
- ❖ SPACIOUS LOUNGE/DINER
- ❖ DOWNSTAIRS WC
- ❖ DOUBLE GLAZING & GAS CENTRAL HEATING
- ❖ OUTSKIRTS OF GOSPORT WITH EASY ACCESS TO FAREHAM
- ❖ TRAFFIC-FREE FRONTAGE

****Guide price £210,000 - £220,000****

THREE-BEDROOM HOUSE WITH GARAGE & NO ONWARD CHAIN – NEEDS UPDATING

Situated on the outskirts of Gosport, close to Fareham, this three-bedroom house offers an excellent opportunity for first-time buyers, families and commuters. The property is offered for sale with NO ONWARD CHAIN and benefits from a traffic-free frontage, garage and enclosed rear garden.

The ground floor comprises an entrance hall with a downstairs WC, a modern fitted kitchen and a spacious lounge/diner providing a good-sized living and entertaining space.

Upstairs, there are three good-sized bedrooms and a family bathroom. The property benefits from double glazing and gas central heating throughout.

Externally, the property enjoys a traffic-free frontage and an enclosed rear garden, while the garage is situated in a nearby block.

The property would benefit from some cosmetic decoration, offering buyers the opportunity to put their own stamp on the home. Its convenient position on the outskirts of Gosport, with easy access towards Fareham, makes it particularly appealing to commuters.

Call today to arrange a viewing
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PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
5'6 x 2'6 (1.68m x 0.76m)
- KITCHEN**
8'7 x 8'4 (2.62m x 2.54m)
- LOUNGE/DINER**
17'11 x 14'11 (5.46m x 4.55m)
- LANDING**

- BEDROOM ONE**
13'4 x 8'8 (4.06m x 2.64m)
- BEDROOM TWO**
11'1 x 8'7 (3.38m x 2.62m)
- BEDROOM THREE**
10'6 x 6'3 (3.20m x 1.91m)
- BATHROOM**
6'3 x 5'7 (1.91m x 1.70m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- GARAGE**
- FREEHOLD / COUNCIL TAX BAND B**

ANTI 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

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.

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!

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.

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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		91
(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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