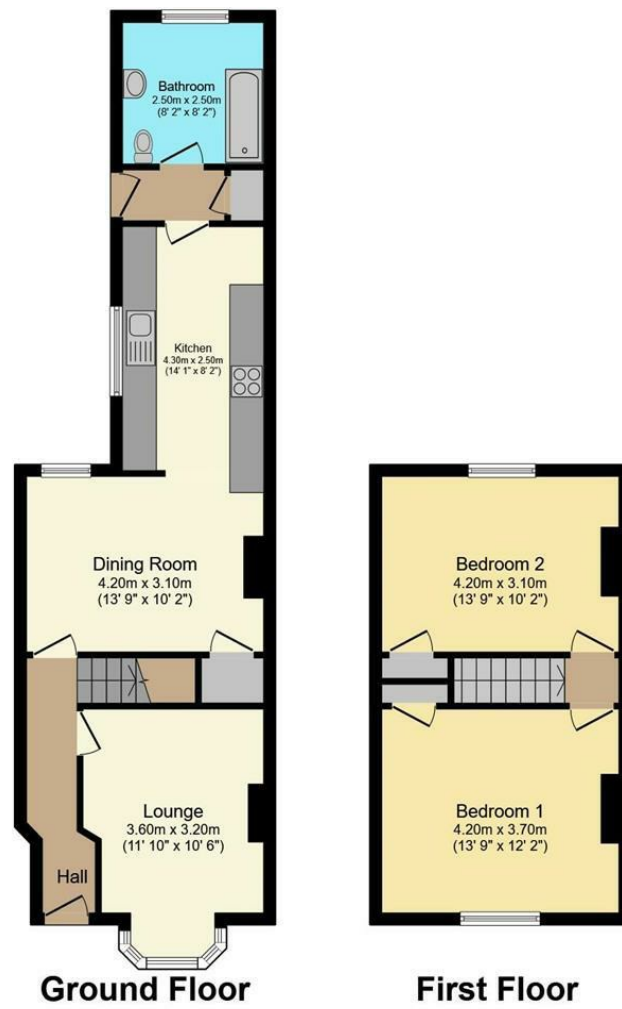




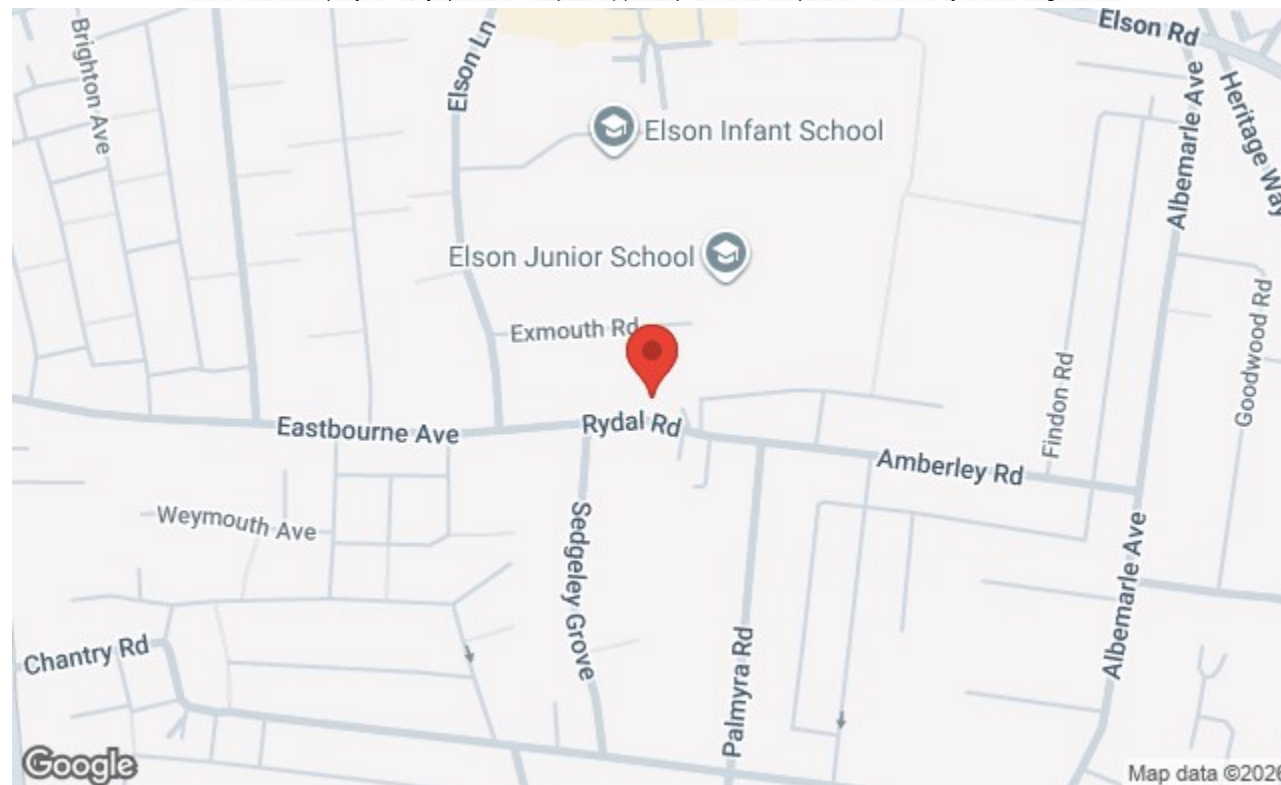
Asking Price £199,995

Rydal Road, Gosport PO12 4ES



Total floor area 85.4 sq.m. (919 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



## HIGHLIGHTS

- Popular Elson location
- Two double bedrooms with fitted wardrobes
- Lounge with feature bay window
- Separate dining room opening to kitchen
- Modern fitted kitchen
- Double glazing and gas central heating
- Enclosed rear garden
- No onward chain
- Close to schools, shops, and bus routes

Bernards are delighted to offer for sale this two-bedroom house in the highly sought-after Elson area of Gosport. The property benefits from double glazing and gas central heating throughout.

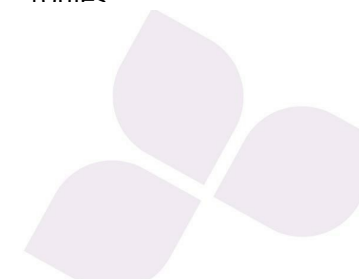
On the ground floor, there is a lounge with a feature bay window, a separate dining room that opens onto a spacious, modern fitted kitchen, and a bathroom. Upstairs, there are two double bedrooms, both with fitted wardrobes.

Externally, the property features an

enclosed rear garden with pedestrian access. There is no onward chain.

The location is convenient, with local schools, bus routes, and shops close by.

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



Call today to arrange a viewing  
02392 004660  
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# PROPERTY INFORMATION

- ENTRANCE HALL**
- LOUNGE**  
11'10" x 10'6" (3.61m x 3.20m)
- DINING ROOM**  
13'9" x 10'2" (4.19m x 3.10m)
- KITCHEN**  
14'1" x 8'2" (4.29m x 2.49m)
- BATHROOM**  
8'2" x 8'2" (2.49m x 2.49m)
- LANDING**
- BEDROOM ONE**  
13'9" x 12'2" (4.19m x 3.71m)
- BEDROOM TWO**  
13'9" x 10'2" (4.19m x 3.10m)

- OUTSIDE**
- FRONT & REAR GARDENS**
- 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.

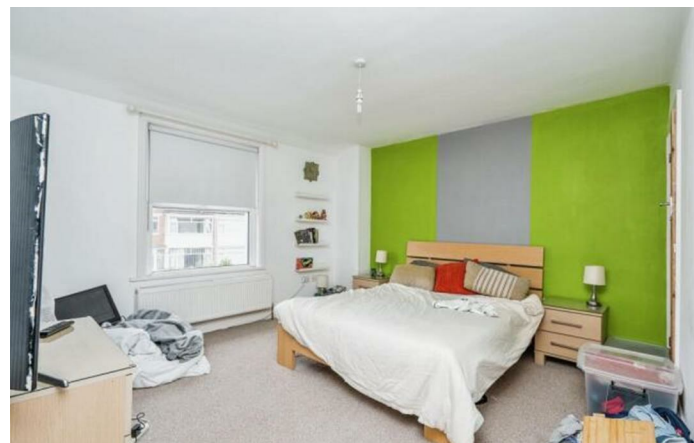
**REMOVALS**  
As part of our drive to assist clients with all aspects of the moving

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

**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!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	63
England & Wales	EU Directive 2002/91/EC



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