Asking Price £425,000

Waterloo Road, Gosport PO12 2AL

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- Extended 3/4 bedroom family home
- Walking distance to the beach
- Bay House school catchment
- Modern kitchen with quartz worktops
- Breakfast island & bi-fold doors
- Separate utility room & conservatory
- Owned solar panels with 11kW battery storage system
- Electric vehicle charging point
- Driveway for two vehicles
- No onward chain

BEAUTIFULLY PRESENTED AND EXTENDED 3/4 BEDROOM FAMILY HOME IN SOUGHT-AFTER GILKICKER, ALVERSTOKE, CLOSE TO THE BEACH! NO ONWARD CHAIN!

Located within walking distance of the seafront and within Bay House and Alverstoke school catchments, this spacious family home offers versatile accommodation arranged over three floors.

The ground floor comprises an entrance porch, welcoming hallway with stunning wooden staircase, lounge with bay window, family/playroom and an impressive modern kitchen/breakfast room with wooden units, quartz worktops, breakfast island, integrated appliances, boiling water tap and bi-fold doors opening onto the garden. There is also a separate utility room, dining room and conservatory.

The first floor offers three bedrooms, including a master bedroom with storage and a second double with fitted wardrobes, alongside a modern family bathroom.

The top floor provides a versatile office/fourth bedroom with its own WC and extensive full-height loft storage.

Outside, there is a driveway for two vehicles, side gated access and a sunny rear garden with artificial lawn, patio and storage sheds.

Further benefits include owned solar panels with 11kW battery storage, an electric vehicle charging point, gas central heating and no onward chain.

An excellent family home in a highly desirable Alverstoke location. Early viewing is highly recommended!

Call today to arrange a viewing
02392 004660
www.bernardsea.co.uk











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PROPERTY INFORMATION

ENTRANCE PORCH

HALLWAY

STUDY
8'3" x 9'6" (2.53 x 2.90)

LOUNGE
11'4" x 14'11" (3.47 x 4.57)

DINING ROOM
9'11" x 9'10" (3.04 x 3.01)

CONSERVATORY
12'4" x 8'11" (3.78 x 2.74)

KITCHEN
16'6" x 9'10" (5.05 x 3.014)

UTILITY ROOM
8'4 x 3'9 (2.54m x 1.14m)

FIRST FLOOR LANDING

BEDROOM ONE
10'3" x 10'3" (3.14 x 3.14)

BEDROOM TWO
10'3" x 9'10" (3.14 x 3.01)

BEDROOM THREE
7'1" x 7'7" (2.18 x 2.32)

BATHROOM
7'1" x 7'6" (2.18 x 2.29)

SECOND FLOOR LANDING

LOFT ROOM
10'7" x 10'6" (3.24 x 3.22)

ENSUITE WC
5'7" x 3'4" (1.72 x 1.02)

Outside

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

FREEHOLD - Council Tax Band C

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.

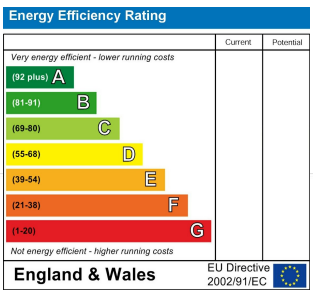
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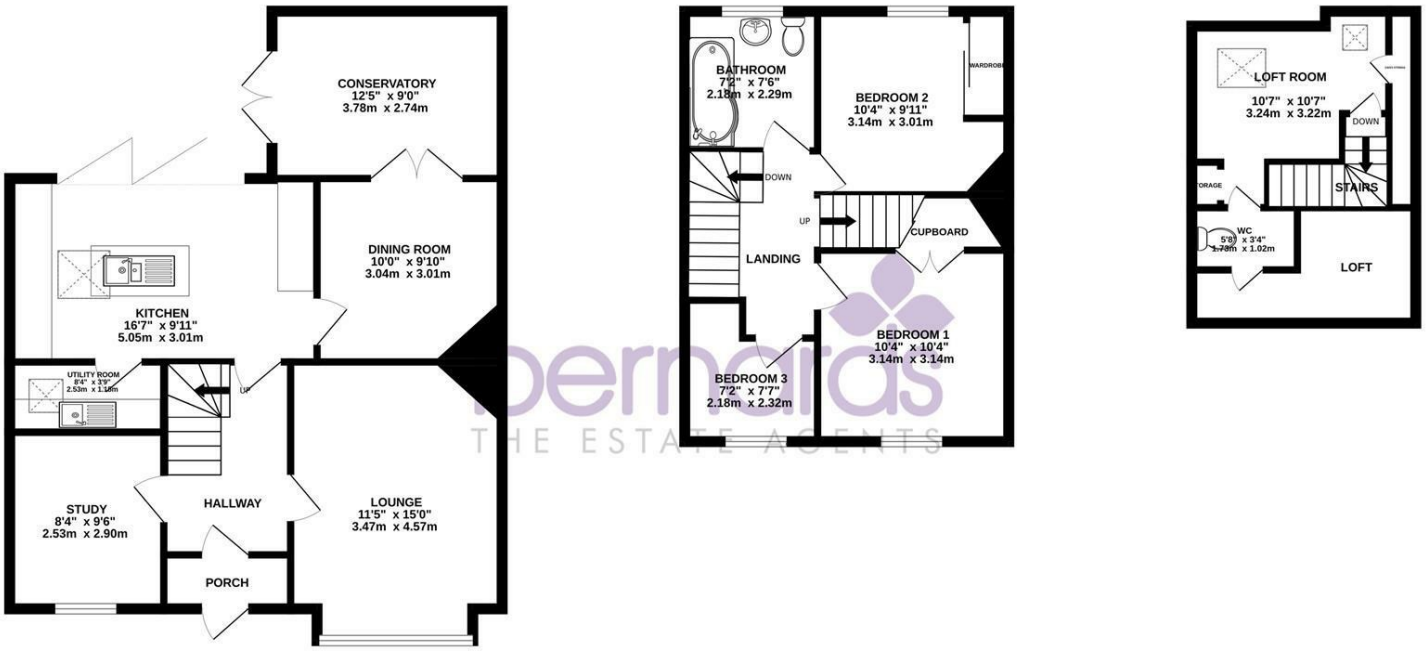


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GROUND FLOOR
730 sq.ft. (67.9 sq.m.) approx.

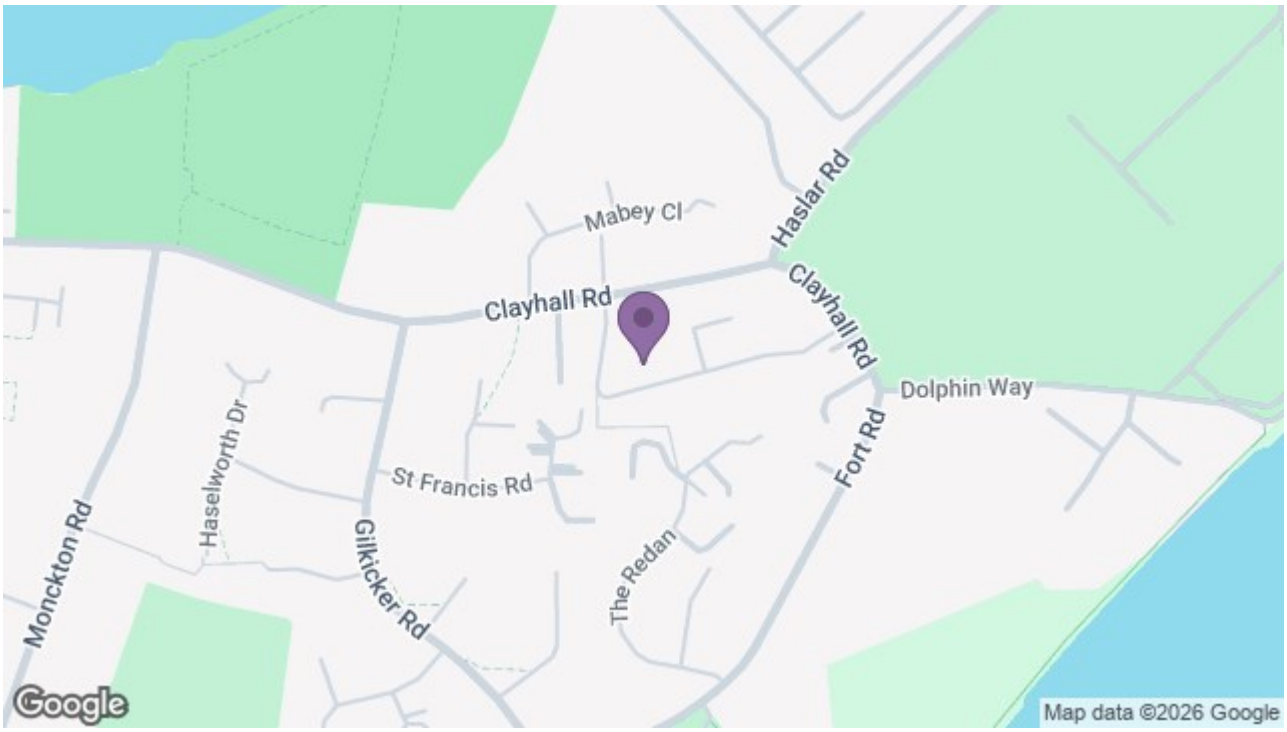
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

2ND FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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