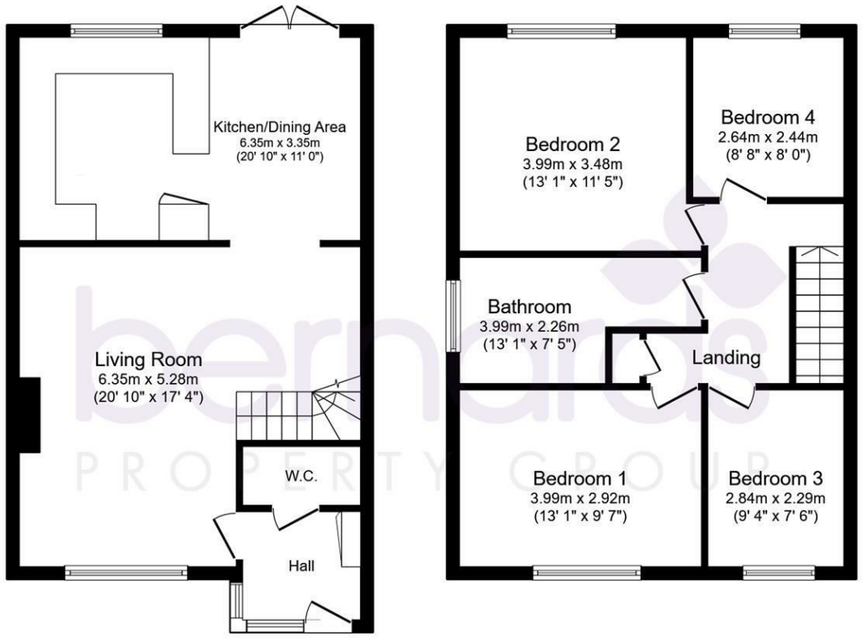
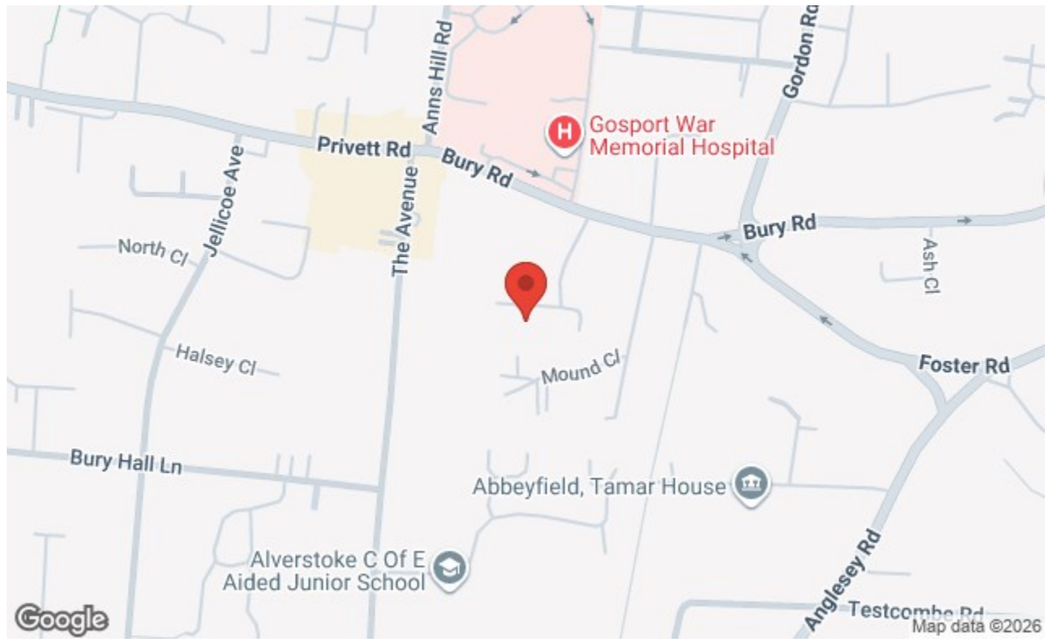


Ground Floor First Floor

Total floor area: 106.4 sq.m. (1,146 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



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

FOR SALE

Asking Price £375,000

Lodge Gardens, Gosport PO12 3PY

bernards THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- Sought-after private estate
- Four bedrooms
- Spacious kitchen/dining room – 20'10" x 11'
- Large living room
- Ground floor cloakroom with WC
- South-facing rear garden
- Garage in nearby block
- Popular school catchment area
- Close to Stokes Bay seafront
- No onward chain

DELIGHTFUL FOUR BEDROOM NEO-GEORGIAN HOME – SOUGHT-AFTER PRIVATE ESTATE – SOUTH FACING GARDEN – GARAGE – 20'10" KITCHEN/DINING ROOM – GROUND FLOOR CLOAKROOM – POPULAR SCHOOL CATCHMENT – NO ONWARD CHAIN

A delightful four-bedroom Neo-Georgian home, situated within a small and sought-after private estate. Lodge Gardens is conveniently positioned for access to the local shops and amenities along Bury Road, with excellent bus routes, popular schools and Stokes Bay seafront all within easy reach.

The property offers well-proportioned and versatile accommodation arranged over two floors. The ground floor comprises an entrance hall, ground floor cloakroom with WC, a spacious open-plan style living room and an impressive kitchen/dining room measuring approximately 20'10" x 11', which spans the width of the property.

To the first floor are four bedrooms, including two good-sized double bedrooms, two further bedrooms and a family bathroom.

Outside, the property benefits from a low-maintenance, fully enclosed South-facing rear garden, providing an attractive private outdoor space. There is also the added benefit of a garage situated within a nearby block.

Further benefits include double glazing, gas central heating, all floor coverings included and no onward chain.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM
20'9" x 17'3" (6.35 x 5.28)

KITCHEN/DINING ROOM
20'9" x 10'11" (6.35 x 3.35)

FIRST FLOOR LANDING

BEDROOM ONE
13'1" x 9'6" (3.99 x 2.92)

BEDROOM TWO
13'1" x 11'5" (3.99 x 3.48)

BEDROOM THREE
9'3" x 7'6" (2.84 x 2.29)

BEDROOM FOUR
8'7" x 8'0" (2.64 x 2.44)

BATHROOM
13'1" x 7'4" (3.99 x 2.26)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

FREEHOLD - COUNCIL TAX BAND E

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!

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.

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.

AGENTS NOTE
There is a payment of £450 per annum for the upkeep of the communal landscaping and sunken garden.









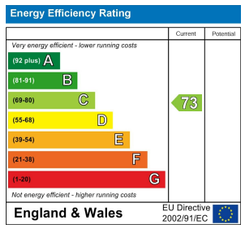












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