

GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 670 sq.ft. (62.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



FOR SALE

Offers Over £190,000

St. Anns Crescent, Gosport PO12 3JJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Two double bedrooms
- Double glazing and gas central heating
- Large kitchen/diner
- Utility room
- Two shower rooms
- Good-sized enclosed rear garden
- Garden shed
- On-street parking
- Ideal first-time purchase

£190,000 to £200,000 Guide Price

A WELL-PRESENTED TWO-BEDROOM HOUSE IDEALLY SUITED TO FIRST-TIME BUYERS

This well-presented two-bedroom house offers spacious and practical accommodation and would make an ideal first-time purchase.

The ground floor comprises a good-sized living room, a spacious kitchen/diner with access through to a useful utility room, and a

downstairs shower room. Upstairs, there are two good-sized double bedrooms along with an additional shower room.

Outside, the property benefits from a good-sized enclosed rear garden with a useful shed, while parking is available on the street. The property also benefits from double glazing and gas central heating.

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

- ENTRANCE PORCH**
- LOUNGE**
11'5" x 10'10" (3.49 x 3.32)
- KITCHEN/DINING ROOM**
11'5" x 13'8" (3.49 x 4.18)
- REAR LOBBY/UTILITY ROOM**
- SHOWER ROOM**
5'8" x 6'1" (1.73 x 1.87)
- FIRST FLOOR LANDING**
- BEDROOM ONE**
11'5" x 10'10" (3.49 x 3.32)
- BEDROOM TWO**
7'3" x 10'7" (2.22 x 3.24)
- UPSTAIRS SHOWER ROOM**
6'6" x 9'5" (2.00 x 2.88)
- OUTSIDE**
- ENCLOSED REAR GARDEN**
- GARDEN SHED**
- FREEHOLD - COUNCIL TAX BAND B**

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.



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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