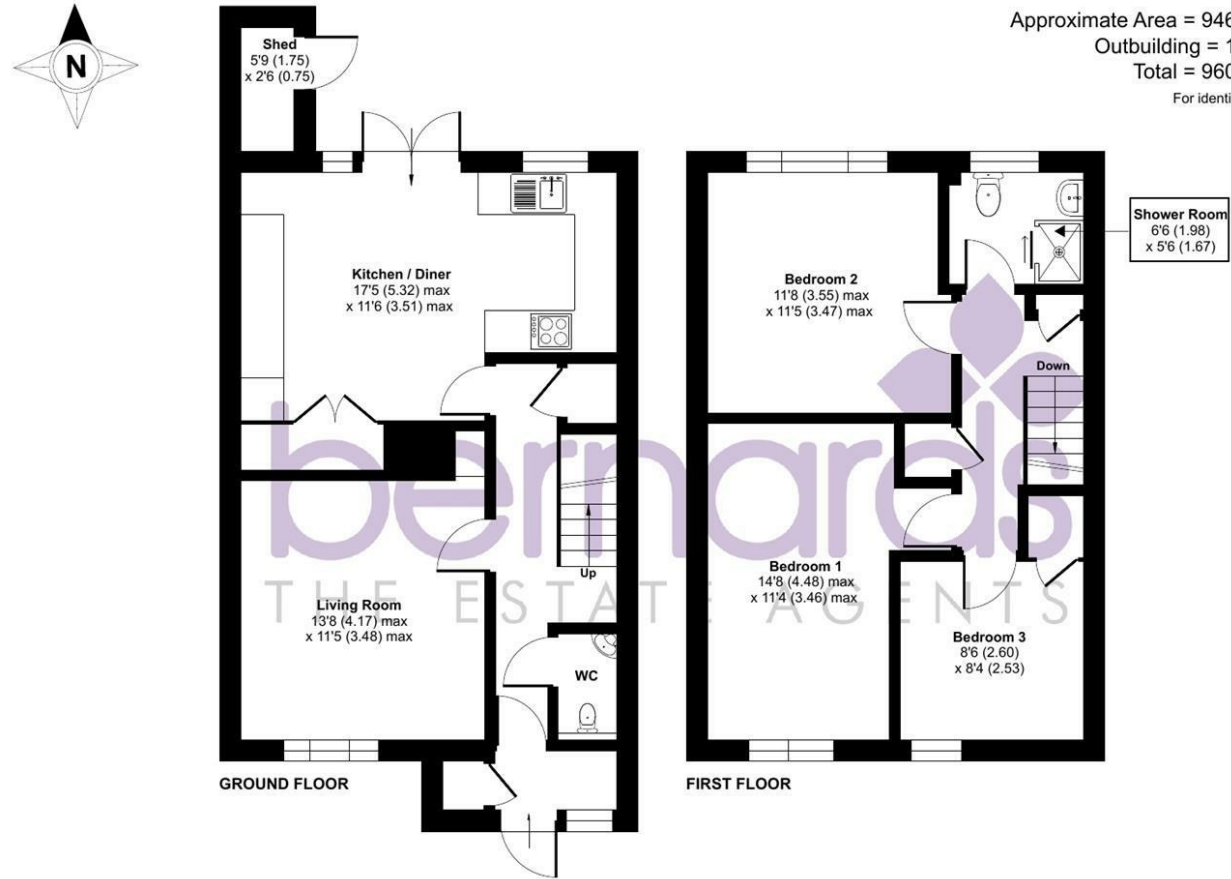


Arminers Close, Gosport, PO12

Approximate Area = 946 sq ft / 87.8 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 960 sq ft / 89.1 sq m
 For identification only - Not to scale

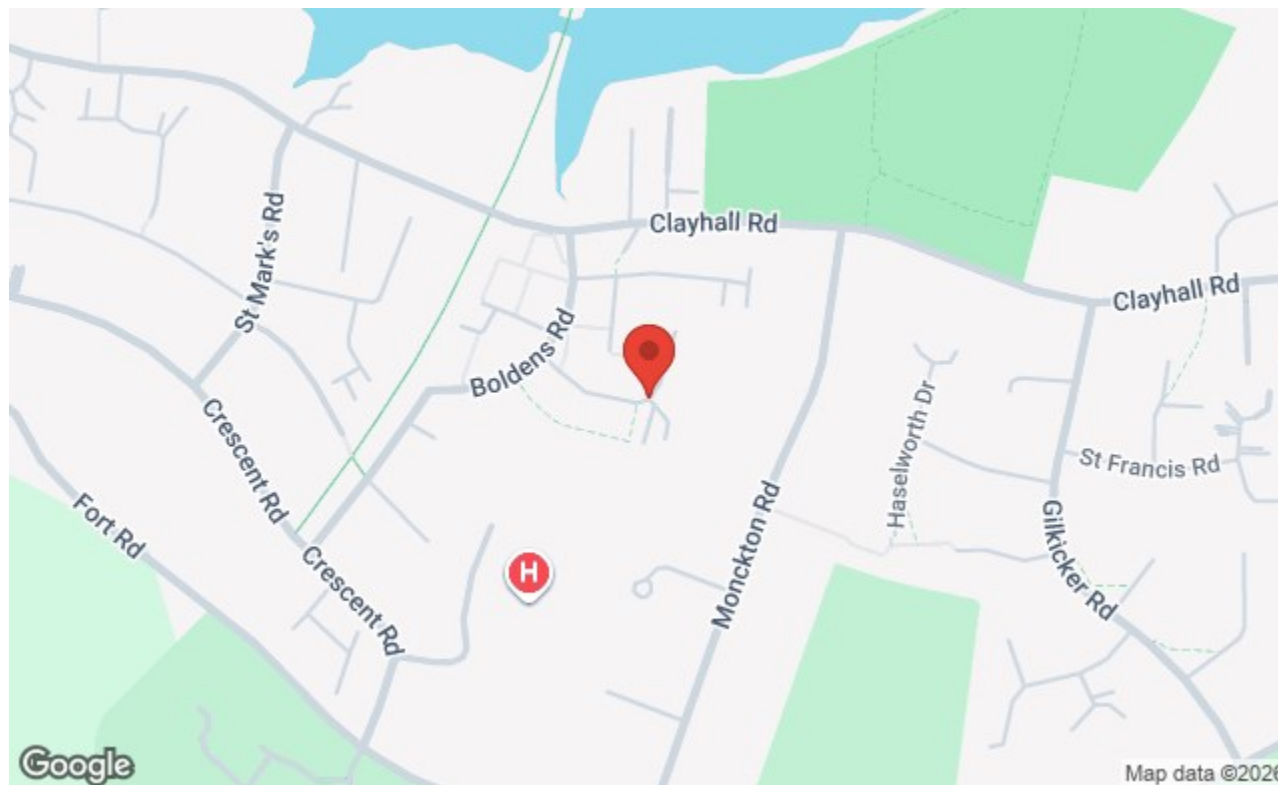


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1375756



Price Guide £270,000

Arminers Close, Gosport PO12 2HB



3 bedrooms, 1 bathroom, 2 reception rooms

HIGHLIGHTS

- ❖ THREE BEDROOM TERRACED HOUSE
- ❖ PARKING AVAILABLE
- ❖ BRIGHT AND SPACIOUS LIVING AREA
- ❖ SOUGHT AFTER LOCATION
- ❖ WC
- ❖ PRIVATE GARDEN
- ❖ DOUBLE GLAZING
- ❖ CUL DE SAC LOCATION
- ❖ GAS CENTRAL HEATING

Bernards are pleased to welcome to the market this three bedroom terraced house in a quiet cul-de-sac location of Arminers Close, The property is situated in the highly sought-after Alverstoke area, known for its friendly community and proximity to local amenities.

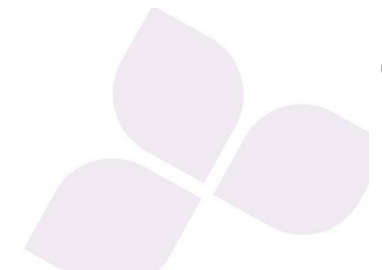
Upon entering, you are welcomed by two spacious reception rooms, perfect for both relaxation and entertaining guests. The layout provides a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at

home. The well-appointed kitchen complements the living space, making it a practical area for culinary enthusiasts.

The three bedrooms are generously sized, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

The cul-de-sac location ensures a peaceful environment, away from the hustle and bustle, while still being within easy reach of local shops, schools, and parks.

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



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



PROPERTY INFORMATION

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. Bernard's 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.

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.

BERNARD'S 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!

ANTI MONEY LAUNDERING

Bernard's 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.

HALLWAY

LIVING ROOM

13'8" x 11'5" (4.17 x 3.48)

WC

KITCHEN/DINER

17'5" x 11'6" (5.32 x 3.51)

SHED

5'8" x 2'5" (1.75 x 0.75)

BEDROOM ONE

14'8" x 11'4" (4.48 x 3.46)

BEDROOM TWO

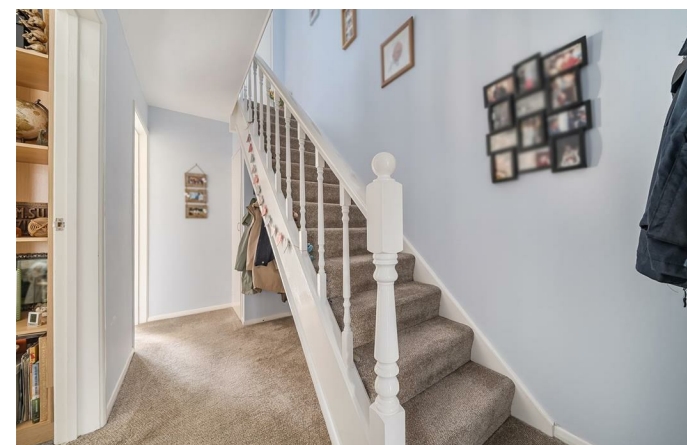
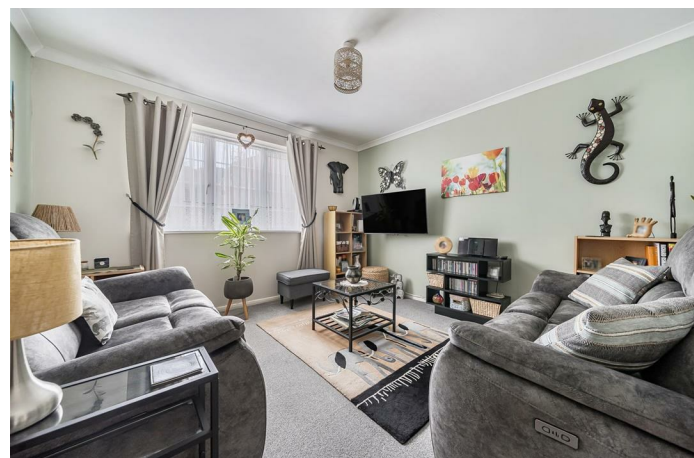
11'7" x 11'4" (3.55 x 3.47)

BEDROOM THREE

8'6" x 8'3" (2.60 x 2.53)

SHOWER ROOM

6'5" x 5'5" (1.98 x 1.67)



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) 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 | | 77 | 82 |
| England & Wales | | | |

Scan here to see all our properties for sale and rent



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

