

Asking Price £285,000

Priory Road, Gosport PO12 4LF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Beautifully presented three-bedroom semi-detached home
- Highly sought-after Hardway location
- Short walk to the waterfront
- Spacious living room and separate dining room
- Modern fitted kitchen with integrated appliances
- Ground floor bathroom and first floor shower room
- Extensively improved including rewiring, replumbing and damp proofing
- Double glazing replaced approximately six years ago
- Gas central heating via a regularly serviced combination boiler

Bernards Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached home, ideally situated in the ever-popular Hardway area of Gosport, just a short walk from the waterfront.

Having been extensively improved by the current owner, this attractive home is ready for its next owners to move straight into. Significant upgrades include a full rewire, replumbing, damp proofing and complete redecoration, offering buyers peace of mind for years to come.

The ground floor offers a spacious living room, a separate dining room featuring a usable chimney, perfect for those wishing to install an open fire, a modern fitted kitchen with integrated appliances, and a contemporary family bathroom. The property also benefits from double glazing, replaced

approximately six years ago, and gas central heating via a regularly serviced combination boiler.

Upstairs, there are three well-proportioned bedrooms and a modern shower room, making this an ideal home for families, first-time buyers or those looking to upsize. An attractive oak staircase adds a touch of character and quality to the home.

Outside, the property boasts a fully enclosed rear garden, providing an excellent space for entertaining or relaxing, while on-street parking is available to the front.

Conveniently located close to the waterfront, local amenities, schools and transport links, this fantastic home combines character, quality and location in equal measure.

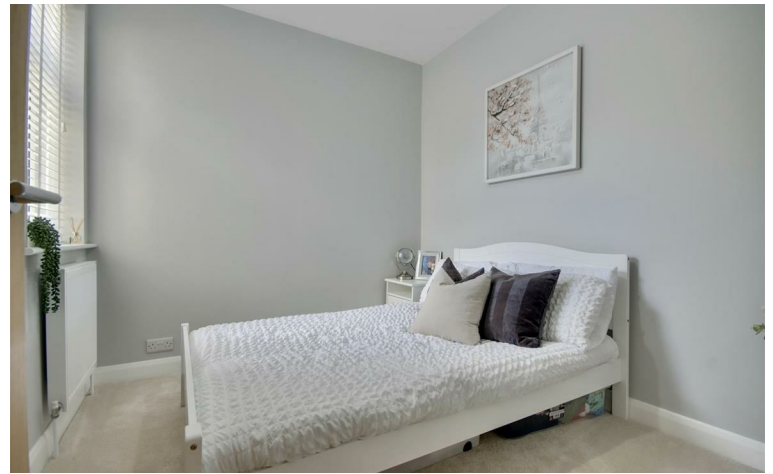
Early viewing is highly recommended to appreciate everything this exceptional property has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsea.co.uk





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PROPERTY INFORMATION

ENTRANCE

DINING ROOM

14'4 x 11'6 (4.37m x 3.51m)

LOUNGE

14'3 x 11'6 (4.34m x 3.51m)

KITCHEN

13'3" * 7'6" (4.06 * 2.31)

BATHROOM

10'6" * 4'1" (3.21 * 1.27)

LANDING

BEDROOM ONE

11'5" * 11'1" (3.50 * 3.40)

BEDROOM TWO

8'11" * 8'4" (2.72 * 2.55)

BEDROOM THREE

13'5" * 7'3" (4.09 * 2.21)

SHOWER ROOM

8'11" * 5'8" (2.72 * 1.73)

Outside

ENCLOSED REAR GARDEN

Freehold/Council Tax Band B

Anti-Money Laundering (AML)

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

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!

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.

Removal Quotes

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

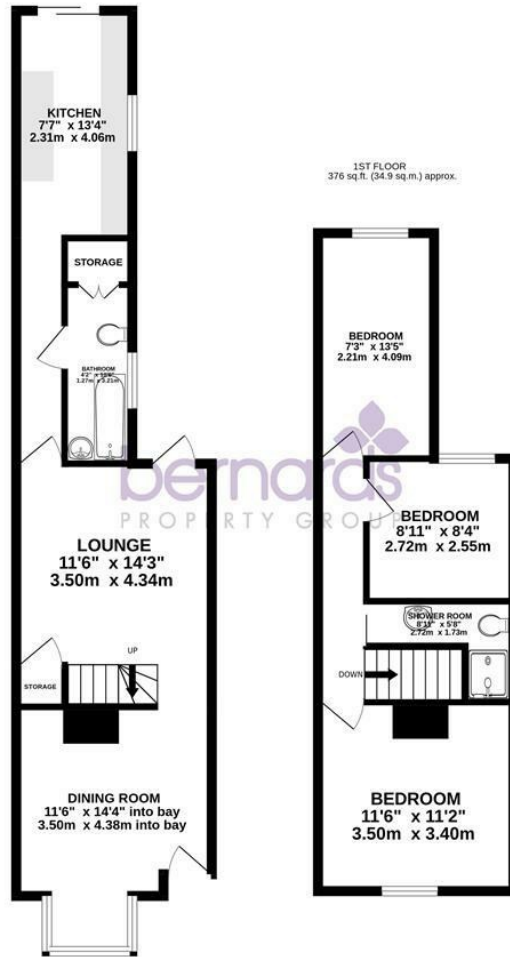
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

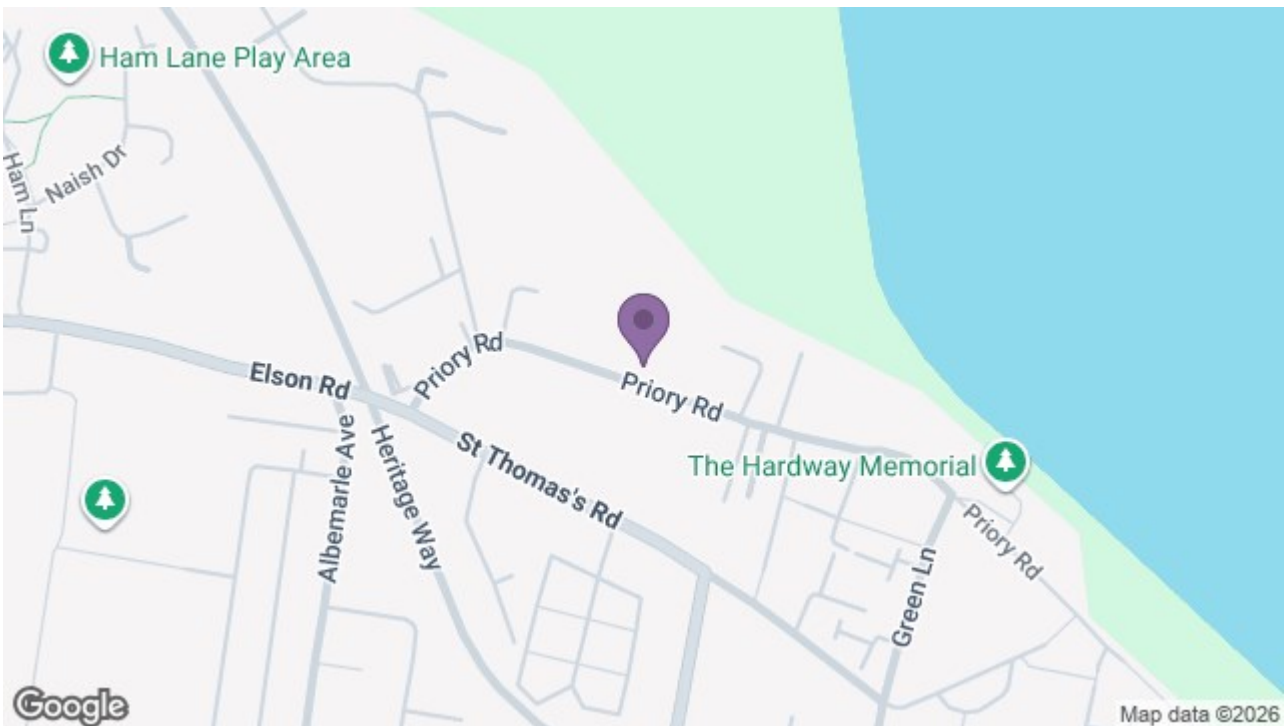


GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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