GROUND FLOOR



12 MARTELLO CLOSE

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

FOR SALE

Asking Price £260,000

Martello Close, Gosport PO12 2TD

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- Improved one-bedroom bungalow
- Cul-de-sac location
- Within walking distance of Stokes Bay beach and Stanley Park
- Offered with no onward chain
- Double bedroom with fitted wardrobes
- Refitted modern kitchen
- Conservatory currently used as a dining room
- Garage
- Ideal for downsizers or those seeking single-storey living

IMPROVED ONE BEDROOM BUNGALOW – CUL-DE-SAC LOCATION – NO ONWARD CHAIN – CLOSE TO STOKES BAY BEACH & STANLEY PARK

An improved one-bedroom bungalow ideally situated in a pleasant cul-de-sac within walking distance of the beautiful Stokes Bay beach and Stanley Park. Offered for sale with no onward chain, this property would make an ideal purchase for those looking to downsize or enjoy convenient single-storey living close to the coast.

The accommodation comprises a spacious living room, a double bedroom with fitted wardrobes, a refitted modern kitchen and an updated bathroom which has been adapted to provide a wet room. Further benefits include double glazing and gas central heating via a combination boiler.

To the rear, the property enjoys an enclosed, low-maintenance garden featuring a patio area, artificial grass and a timber garden shed. A rear pedestrian gate provides access towards a garage situated within a nearby block.

Conveniently located close to the seafront and local green spaces, this attractive bungalow offers comfortable living in a sought-after coastal location and must be viewed to be fully appreciated.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
14'5 x 6'5 (4.39m x 1.96m)

LIVING ROOM
19'0 x 11'2 (5.79m x 3.40m)

CONSERVATORY
16'8 x 7'3 (5.08m x 2.21m)

BEDROOM
10'7 x 10'3 (3.23m x 3.12m)

BATHROOM
7'2 x 5'6 (2.18m x 1.68m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

FREEHOLD - COUNCIL TAX BAND B

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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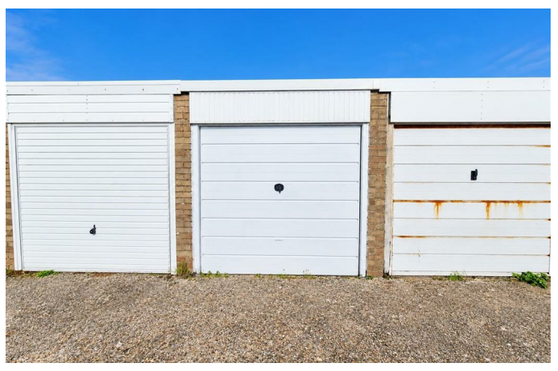


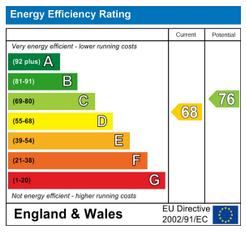












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