

FOR SALE

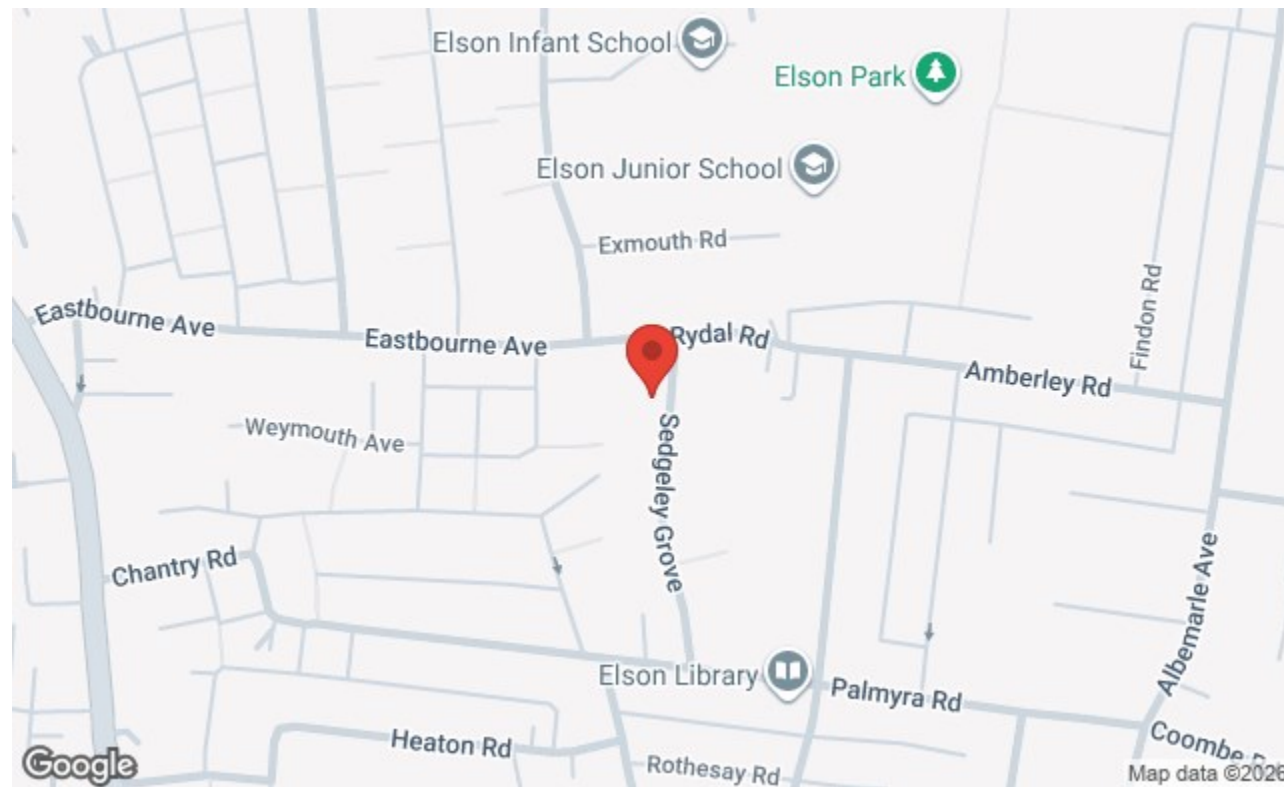
Asking Price £289,950

Sedgeley Grove, Gosport PO12 4NL

bernards THE ESTATE AGENTS



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



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HIGHLIGHTS

- Recently renovated throughout
- No onward chain
- Three bedroom end of terrace home
- Ground floor bathroom
- First floor shower room
- Generous rear garden
- Detached garage
- Viewing highly recommended

Recently Renovated – No Onward Chain

Bernards Estate Agents are delighted to present this beautifully refurbished three-bedroom end-of-terrace home, situated in the highly sought-after Elson area of Gosport.

The property benefits from double glazing and gas central heating, offering comfort and efficiency. The ground floor features a spacious living room, a modern fitted kitchen, a separate dining room, and a stylish family bathroom.

Upstairs, you'll find three

well-proportioned bedrooms along with an additional contemporary shower room, providing flexible living space for families or professionals.

Externally, the property boasts a generous rear garden leading to a detached garage, ideal for storage or secure parking.

This home is offered with no onward chain, making it an excellent opportunity for a smooth and swift purchase.

Early viewing is highly recommended.

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



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



# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

12'5" x 10'9" (3.80 x 3.30)

## DINING ROOM

9'2" x 9'10" (2.80 x 3.0)

## KITCHEN

16'9" x 8'2" (5.13 x 2.5)

## BATHROOM

9'2" x 5'2" (2.8 x 1.6)

## LANDING

## BEDROOM ONE

12'5" x 10'9" (3.8 x 3.3)

## BEDROOM TWO

7'10" x 11'1" (2.4 x 3.4)

## BEDROOM THREE

6'10" x 5'10" (2.1 x 1.8)

## SHOWER ROOM

4'7" x 5'10" (1.4 x 1.8)

## OUTSIDE

## ENCLOSED REAR GARDEN

## GARAGE

## FREEHOLD / COUNCIL TAX BAND C

## ANTI MONEY LAUNDERING

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

## 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.

## 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.

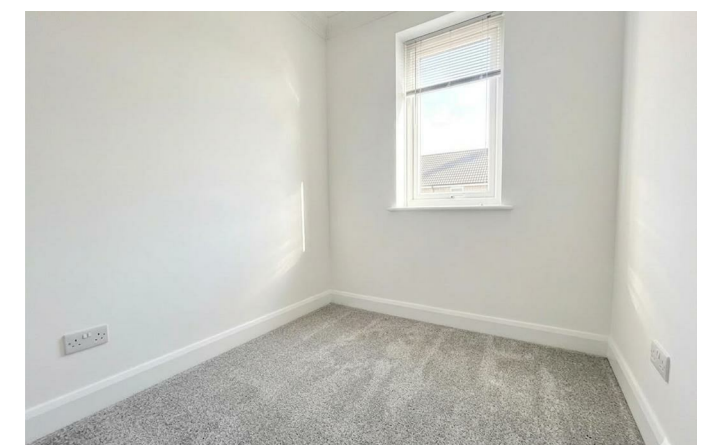
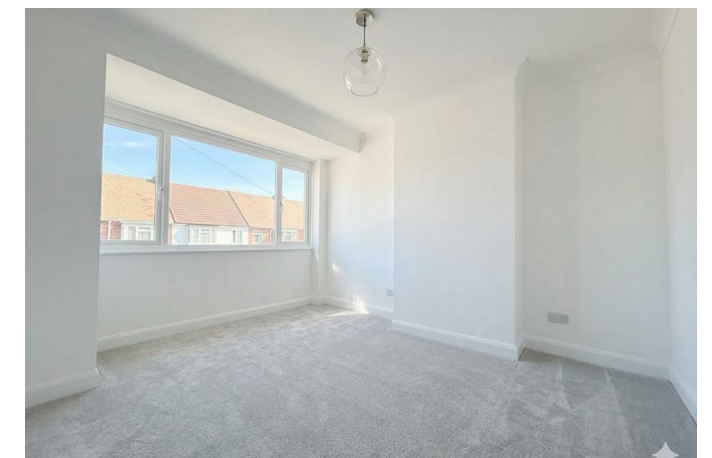
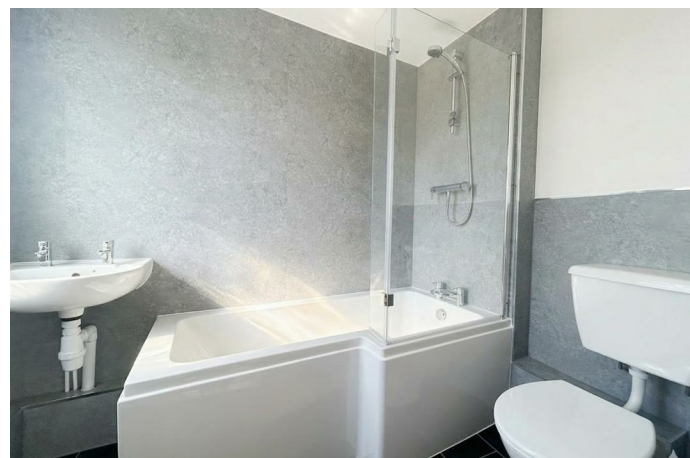
## SOLICITORS

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.

## 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!



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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