Offers In Excess Of £265,000

Avery Lane, Gosport PO12 4SW

bernards
THE ESTATE AGENTS

3 1 2



HIGHLIGHTS

- Improved and well maintained by the current owner
- Spacious bay-fronted living room
- Separate dining room
- Modern fitted kitchen with integrated appliances
- Separate utility room
- Downstairs WC
- Detached garage with power, lighting and electric door
- Large enclosed rear garden
- Gas central heating with serviced combi boiler

A WELL PRESENTED THREE-BEDROOM HOME | TWO RECEPTION ROOMS | MODERN KITCHEN | UTILITY ROOM | DOWNSTAIRS WC | LARGE REAR GARDEN | DETACHED GARAGE

Having been thoughtfully improved by the current owner, this attractive and well-maintained three-bedroom home offers spacious accommodation, modern conveniences and excellent outside space, making it an ideal purchase for families and those looking for a well-presented property ready to move into.

The property benefits from double glazing and gas central heating supplied by a serviced combination boiler.

The ground floor welcomes you via an entrance porch leading into the hallway. The living room is a particularly appealing space, featuring a bay window, feature gas coal-effect fire and electric shutters, which will remain. There is also a separate dining room which flows through into the modern fitted kitchen, complete with integrated appliances. Further benefits include a separate utility room and a downstairs WC.

To the first floor are three well-proportioned bedrooms, with fitted wardrobes to the principal bedroom, alongside a refitted shower room finished to a modern standard.

Externally, the property continues to impress with a generous enclosed rear garden, offering plenty of space for outdoor entertaining and family enjoyment. There is also a detached garage, complete with lighting, power and an electric door.

LOCATION

Ideally positioned for convenient access to a range of local amenities, the property is within easy reach of nearby shops, schools and regular bus routes, making it a practical choice for day-to-day living and commuting.

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02392 004660
www.bernardsea.co.uk











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PROPERTY INFORMATION

ENTRANCE PORCH

HALLWAY

DOWNSTAIRS WC

LOUNGE
11'3" x 13'10" (3.43 x 4.22)

DINING ROOM
11'3" x 12'5" (3.43 x 3.81)

KITCHEN
6'8" x 14'2" (2.04 x 4.32)

CONSERVATORY
9'9" x 9'11" (2.98 x 3.04)

FIRST FLOOR LANDING

BEDROOM ONE
10'2" x 14'2" (3.10 x 4.33)

BEDROOM TWO
10'2" x 12'6" (3.10 x 3.83)

BEDROOM THREE
5'11" x 8'3" (1.81 x 2.53)

BATHROOM
5'11" x 6'4" (1.81 x 1.95)

OUTSIDE

ENCLOSED REAR GARDEN

DETACHED GARAGE

FREEHOLD - Council Tax Band C

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.

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.

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.

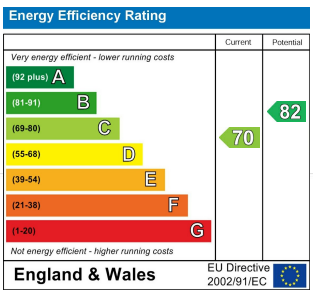
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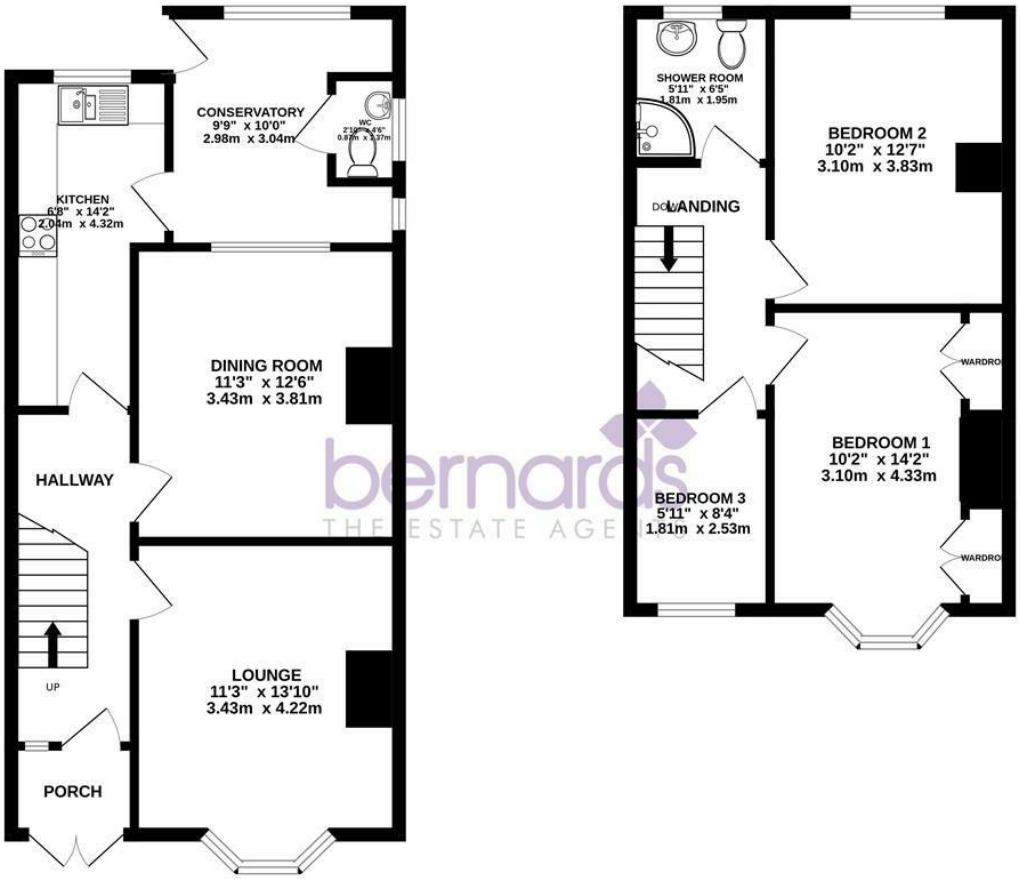




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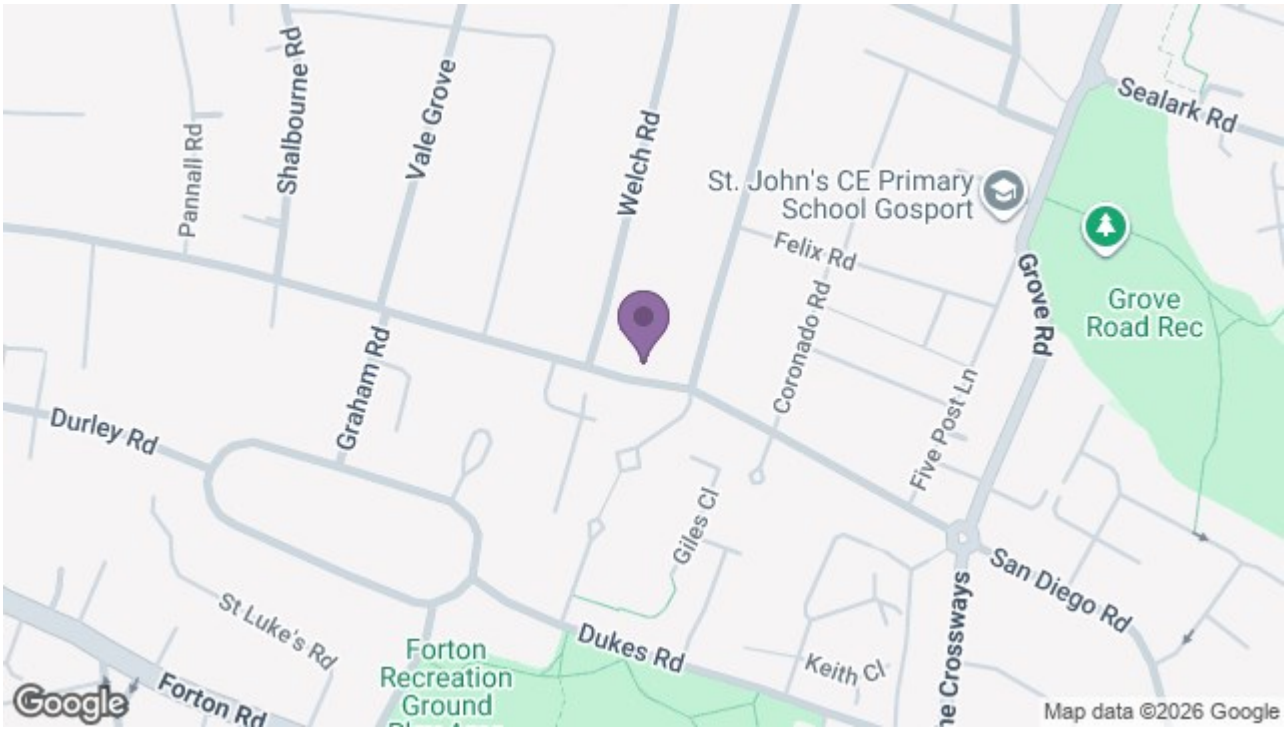
GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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97 High Street, Gosport, PO12 1DS
t: 02392 004660