

FOR SALE

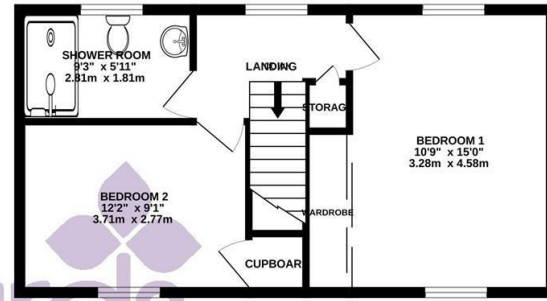
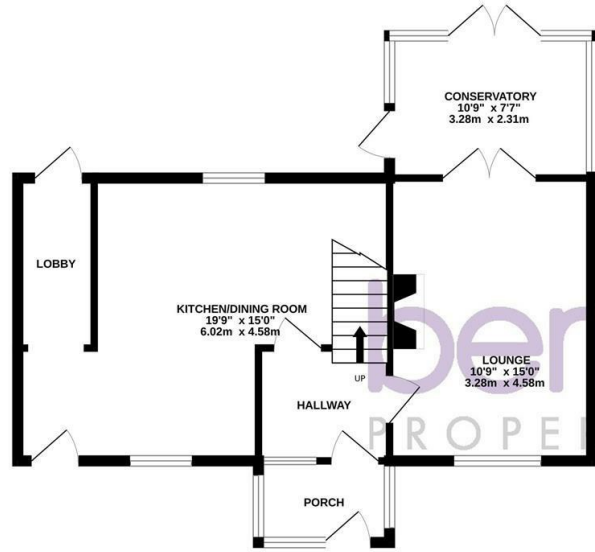
Offers Over £230,000

Merstone Road, Gosport PO13 0PB

bernards THE ESTATE AGENTS

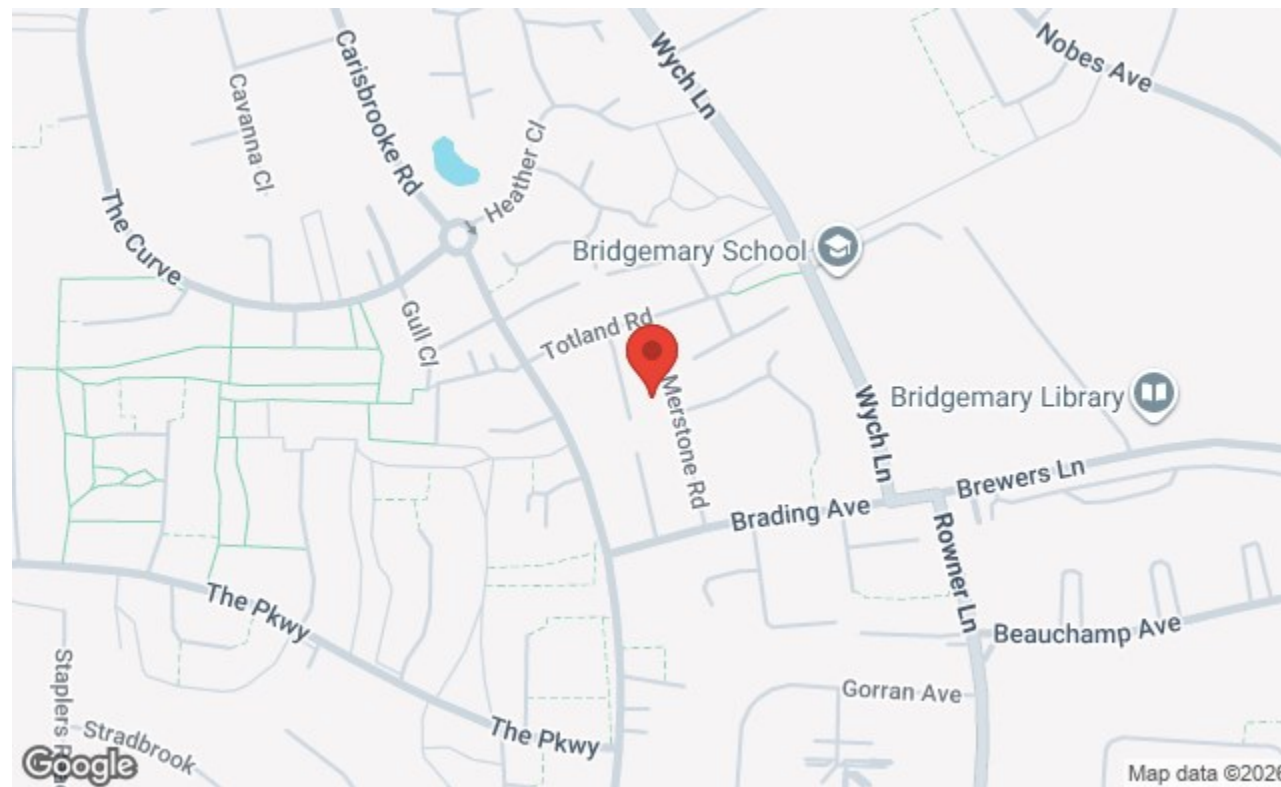
GROUND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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2 bedrooms, 1 bathroom, 2 living areas

### HIGHLIGHTS

- Two Double Bedrooms
- No Onward Chain
- Newly Fitted Gas Combination Boiler
- Replacement Double Glazing
- New Carpets
- Conservatory
- Kitchen/Dining Room
- Rear Vehicular Access
- Brick-Built Storage Shed
- Ideal First-Time Purchase

\*\*Guide price £230,000 - £240,000\*\*

Bernards Estate Agents are delighted to offer to the market this spacious and well-presented two-bedroom family home, situated in a popular residential location on the outskirts of Gosport and offered with no onward chain, making for a straightforward purchase.

The property has been well maintained and benefits from replacement double glazing installed approximately seven years ago, a newly fitted gas combination boiler installed this year, and new carpets throughout, providing a home that is ready to move straight into.

Internally, the accommodation comprises an entrance porch leading into a welcoming hallway, a generous kitchen/dining room ideal for family living and entertaining, and a spacious lounge which opens into a bright conservatory

overlooking the rear garden.

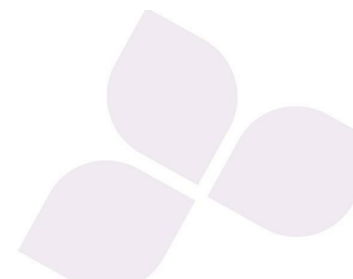
To the first floor are two excellent-sized double bedrooms and a recently refitted contemporary shower room.

Externally, the property boasts a fully enclosed rear garden, perfect for outdoor enjoyment, along with a useful brick-built shed and the added advantage of rear vehicular access.

The location is particularly convenient, with a parade of local shops, bus routes and well-regarded schools all within easy walking distance.

Properties of this nature, offering spacious accommodation, modern improvements and no onward chain, are always in high demand. Early viewing is highly recommended to avoid disappointment.

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**
- KITCHEN/DINER**  
14'9 x 12'10 (4.50m x 3.91m)
- LIVING ROOM**  
15'0 x 10'9 (4.57m x 3.28m)
- CONSERVATORY**  
11'5 x 7'7 (3.48m x 2.31m)
- REAR LOBBY**
- LANDING**

- BEDROOM ONE**  
15'0 x 11'11 (4.57m x 3.63m)
- BEDROOM TWO**  
12'2 x 9'1 (3.71m x 2.77m)
- SHOWER ROOM**  
9'3 x 5'4 (2.82m x 1.63m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- BROCK BUILT SHED**
- REAR VEHICLE ACCESS**  
(Potential to have rear parking if required)

**FREEHOLD / COUNCIL TAX BAND A**

**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

**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!

**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

**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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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