GROUND FLOOR
463 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 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

FOR SALE

Asking Price £270,000

Stoners Close, Gosport PO13 0SH

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- Three Bedroom Semi-Detached House
- Electrical Installation Condition Report (EICR) Provided
- Popular Cul-De-Sac Location
- Front Driveway Providing Off-Road Parking
- Separate Dining Room
- Large Enclosed Rear Garden
- Situated On The Outskirts Of Gosport
- Ideal First-Time Purchase
- Gas Safety Certificate Provided
- No Onward Chain

Three Bedroom Semi-Detached Home – No Onward Chain

Situated in a popular cul-de-sac on the outskirts of Gosport, this three-bedroom semi-detached home is offered for sale with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers or those looking to take their next step on the property ladder.

The property benefits from double glazing and gas central heating, with the accommodation comprising an entrance hall, a lounge and separate dining room, providing excellent living and entertaining space.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a front driveway providing off-road parking, while to the rear is a particularly generous garden, offering plenty of outdoor space for families and those who enjoy entertaining. A further benefit is rear vehicle access, offering the potential to create additional off-road parking or even construct a garage, subject to the necessary planning permissions and consents.

Additional benefits include a Gas Safety Certificate and an Electrical Installation Condition Report (EICR), both provided with the property.

Conveniently located on the outskirts of Gosport, the property offers access to local amenities, schools and transport links.

An excellent opportunity for first-time buyers or investors alike. Early viewing is highly recommended!

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
4'5 x 2'5 (1.35m x 0.74m)

KITCHEN
10'2 x 9'3 (3.10m x 2.82m)

LIVING ROOM
12'9 x 12'7 (3.89m x 3.84m)

DINING ROOM
10'2 x 9'1 (3.10m x 2.77m)

LANDING

BEDROOM ONE
11'5 x 10'5 (3.48m x 3.18m)

BEDROOM TWO
10'4 x 10'2 (3.15m x 3.10m)

BEDROOM THREE
8'3 x 8'2 (2.51m x 2.49m)

BATHROOM
8'2 x 5'6 (2.49m x 1.68m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

FREEHOLD - COUNCIL TAX BAND B

CONSTRUCTION
Concrete.

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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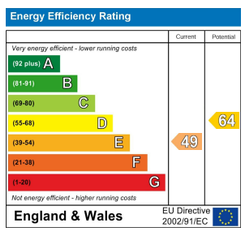

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