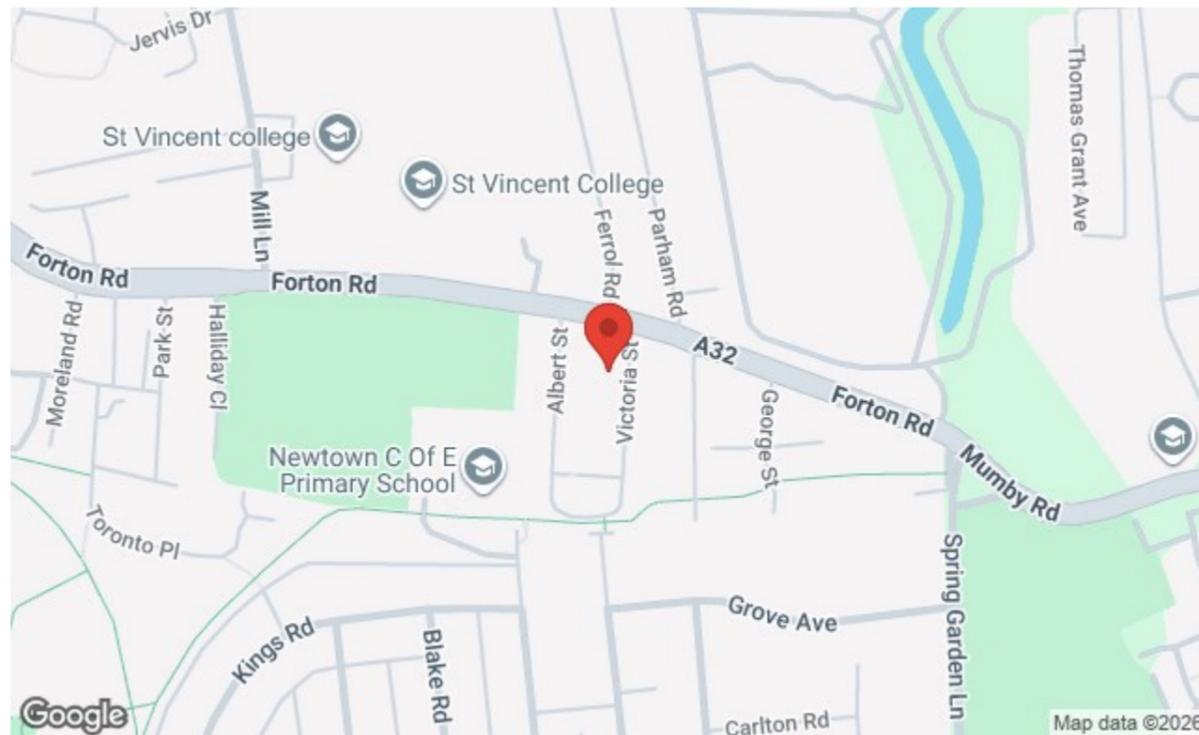
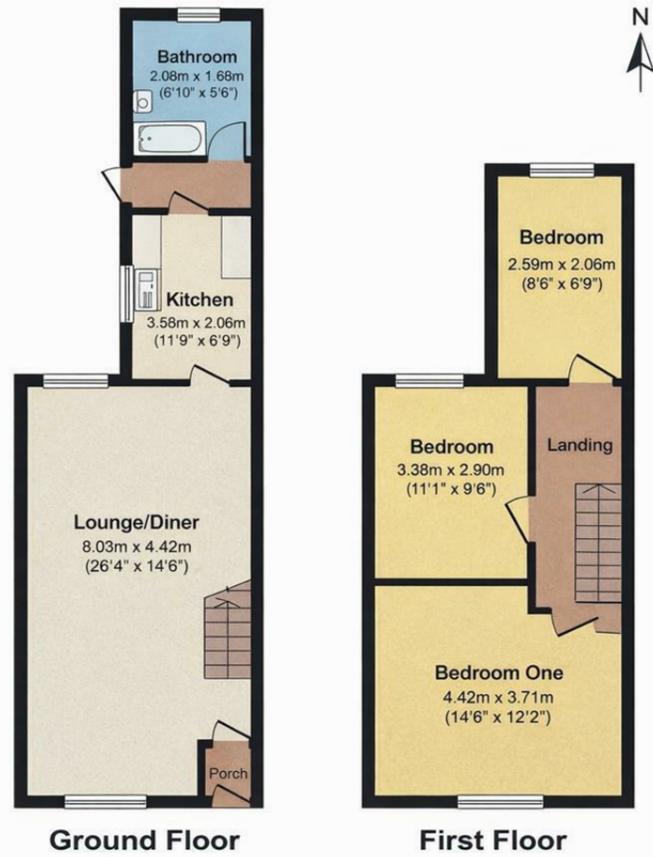




Asking Price £210,000

Victoria Street, Gosport PO12 4TX



### HIGHLIGHTS

- Three bedroom house located in Gosport town centre
- No onward chain
- Ideal first time buy
- Double glazing
- Gas central heating
- Three good size bedrooms
- Low maintenance rear garden
- Walking distance to local shops, schools and bus routes

Bernards Estate Agents are delighted to offer for sale this three-bedroom house, ideally located in the heart of Gosport town centre and offered with no onward chain, making it perfect for buyers looking for a swift purchase.

The property benefits from double glazing and gas central heating via a combi boiler. The ground floor comprises a spacious lounge/diner, fitted kitchen, and family bathroom. Upstairs, there are three well-proportioned bedrooms, along with loft access providing

additional storage.

Externally, the home offers a low-maintenance rear garden with rear access gate.

This property would make an ideal first-time buy or investment and is conveniently located within walking distance of local shops, schools, and bus routes.

Viewing is highly recommended to fully appreciate the accommodation on offer.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE PORCH

**LOUNGE/DINER**  
26'4 x 14'6 (8.03m x 4.42m)

**KITCHEN**  
11'9 x 6'9 (3.58m x 2.06m)

**BATHROOM**  
6'9 x 5'4 (2.06m x 1.63m)

## LANDING

**BEDROOM ONE**  
14'6 x 12'2 (4.42m x 3.71m)

**BEDROOM TWO**  
11'1 x 9'6 (3.38m x 2.90m)

**BEDROOM THREE**  
11'1 x 9'6 (3.38m x 2.90m)

## OUTSIDE

**ENCLOSED REAR GARDEN**

**ON STREET PARKING**

**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!

## 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.



| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92-100) 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 |           |
| 66  | 83        |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

Scan here to see all our properties for sale and rent



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