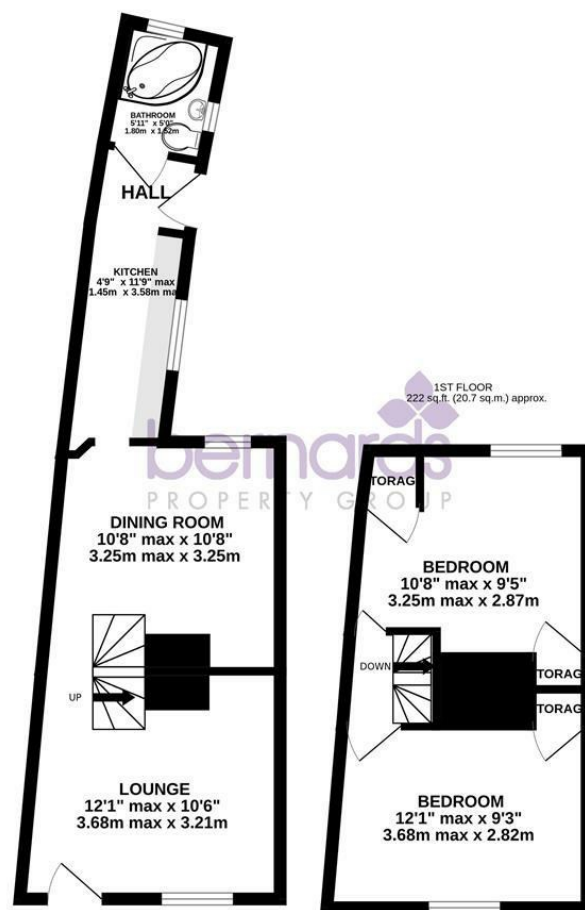


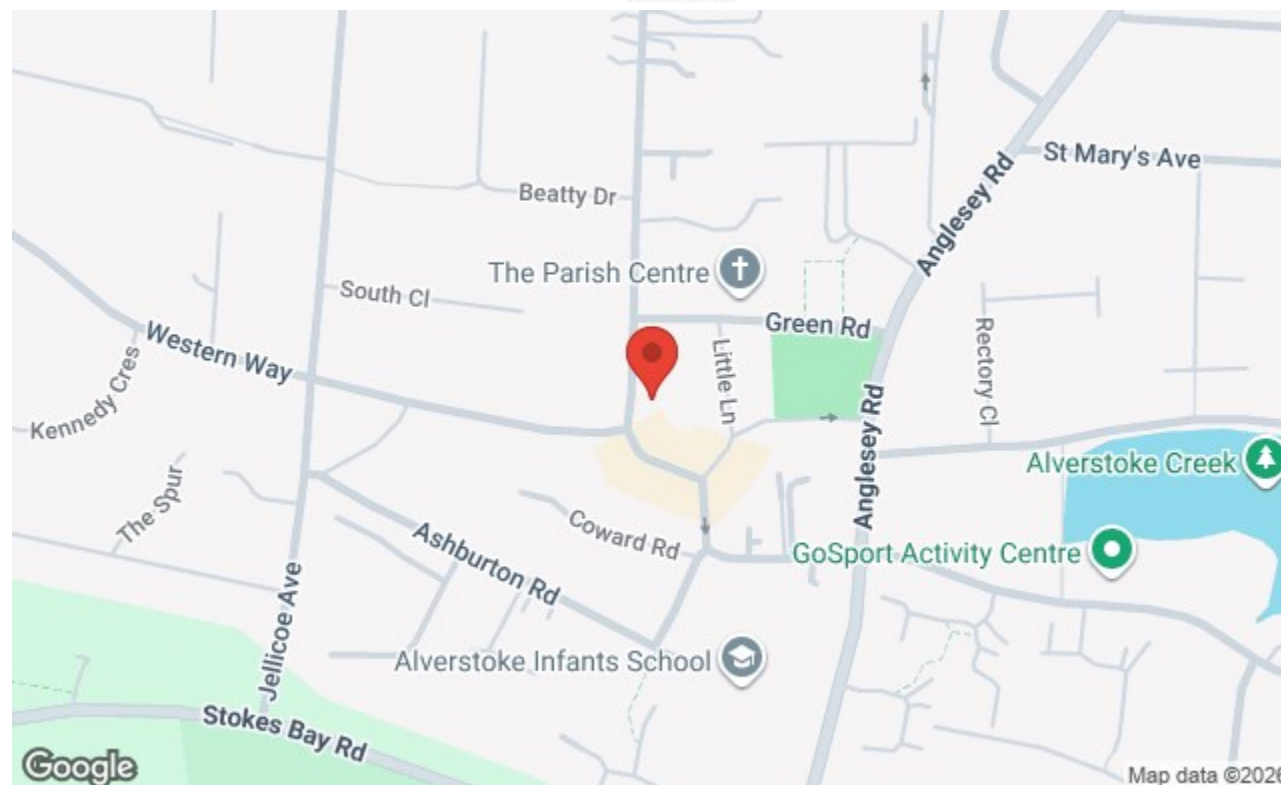
GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
222 sq.ft. (20.7 sq.m.) approx.

TOTAL FLOOR AREA: 535 sq.ft. (49.7 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. Made with Metropix ©2026



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



FOR SALE

Asking Price £290,000

The Avenue, Gosport PO12 2JX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Character Two-Bedroom House
- Highly Sought-After Alverstoke Location
- Lounge Separate Dining Room
- Two Double Bedrooms
- No Onward Chain
- Double Glazing & Gas Central Heating
- Walking Distance to Alverstoke Village & Local Shops
- Close to Bus Routes & Stokes Bay Beach

Character Two-Bedroom House in Alverstoke

Bernards are delighted to present this character two-bedroom house, situated in the highly sought-after area of Alverstoke and within easy walking distance of Alverstoke Village, local shops, bus routes and the popular Stokes Bay beach.

The ground floor offers a lounge and separate dining room, with a feature spiral staircase adding to the property's character, along with a fitted kitchen and bathroom.

Upstairs, there are two

well-proportioned double bedrooms, providing comfortable accommodation for a range of buyers.

Outside, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining.

Further benefits include double glazing and gas central heating, while the property is offered with no onward chain.

A charming character home in a highly desirable location – viewing is highly recommended.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

12'0" (max) x 10'6" (3.68 (max) x 3.21)

DINING ROOM

10'7" (max) x 10'7" (3.25 (max) x 3.25)

KITCHEN

4'9" x 11'8" (1.45 x 3.58)

BATHROOM

FIRST FLOOR LANDING

BEDROOM

10'7" (max) x 9'4" (3.25 (max) x 2.87)

BEDROOM

12'0" (max) x 9'3" (3.68 (max) x 2.82)

OUTSIDE

ENCLOSED REAR GARDEN

FREEHOLD - COUNCIL TAX BAND B

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!

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.

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

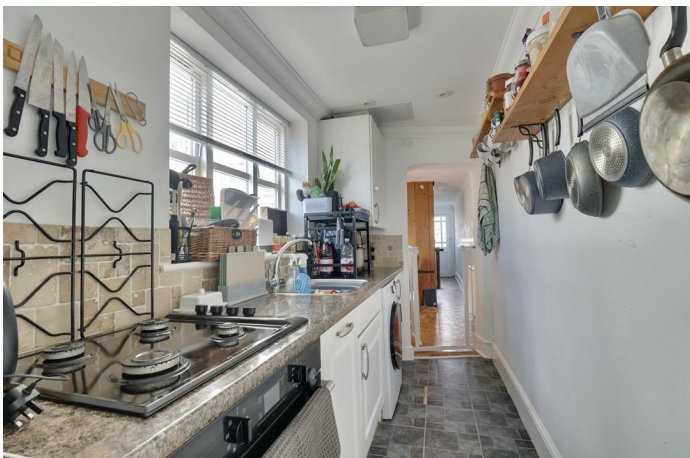
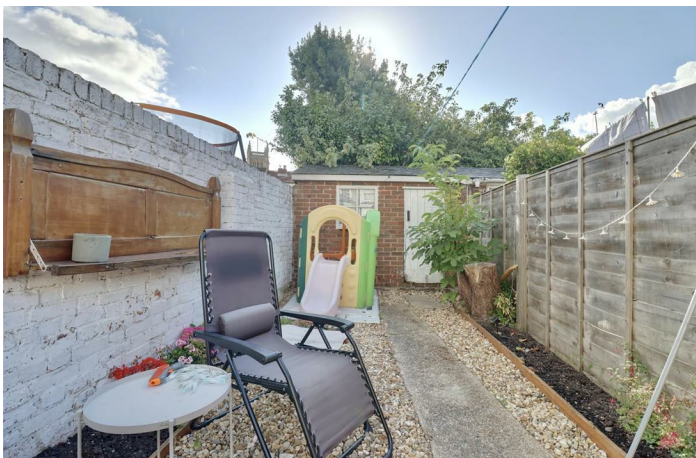
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.

Neither Bernard's Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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