

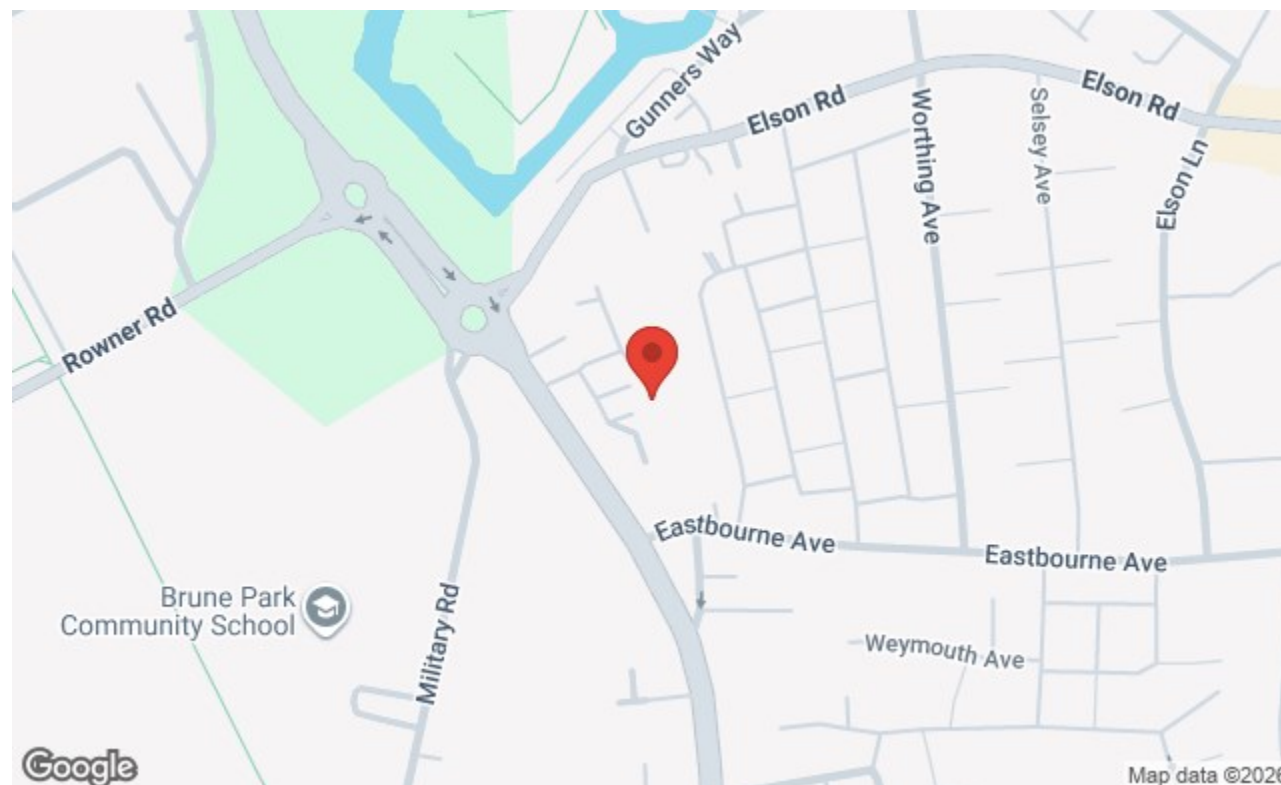
GROUND FLOOR
208 sq.ft. (19.3 sq.m.) approx.

1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 416 sq.ft. (38.7 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.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660



Offers Over £150,000

Jason Way, Gosport PO12 3DT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Freehold one bedroom house
- ❖ Tucked away in a quiet cul-de-sac
- ❖ Allocated parking
- ❖ Enclosed garden
- ❖ Modern fitted kitchen
- ❖ Double bedroom with fitted wardrobes
- ❖ Bathroom
- ❖ Double glazing & gas central heating
- ❖ Close to local bus routes
- ❖ Ideal first-time purchase

Guide price £150,000 - £160,000

FREEHOLD ONE BEDROOM HOUSE TUCKED AWAY IN A QUIET CUL-DE-SAC WITH ALLOCATED PARKING!

This well-positioned home offers an excellent opportunity for first-time buyers and benefits from an enclosed rear garden, allocated parking and close proximity to local bus routes. The accommodation comprises a modern fitted kitchen, bathroom

and a good-sized double bedroom with fitted wardrobes. Further benefits include double glazing and gas central heating.

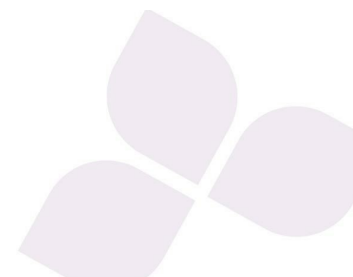
The loft has timber planks fitted, providing an excellent additional storage space, and a new loft ladder has been installed for ease of access. Outside, there is an enclosed rear garden, allocated parking and an external security light overlooking the alleyway.

An ideal first-time purchase!

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

ENTRANCE

KITCHEN

9'3 x 6'1 (2.82m x 1.85m)

LOUNGE

12'7 x 10'6 (3.84m x 3.20m)

LANDING

BEDROOM

12'7 x 10'6 (3.84m x 3.20m)

BATHROOM

6'2 x 6'0 (1.88m x 1.83m)

OUTSIDE

ENCLOSED GARDEN

With external security light.

STORAGE SHED

FREEHOLD - COUNCIL TAX BAND A

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

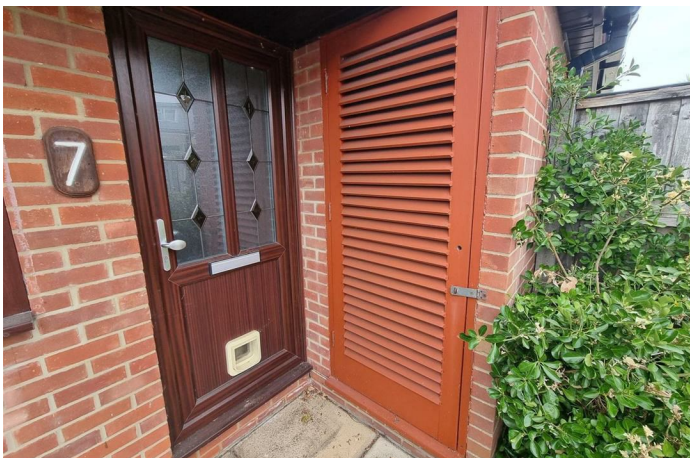
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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 Bernards 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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