

Offers Over £260,000

Tintern Road, Gosport PO12 3QN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Spacious two-bedroom home (formerly three bedrooms)
- Extended and modernised by current owners within the last two years
- Double glazing & Gas central heating via new combi boiler
- Living room with bi-fold doors
- Newly fitted solid wood kitchen with integrated appliances
- Detached garage with light and power
- Two Bathrooms
- Dining Room
- Close to Gosport town centre
- No Chain

Price range £260,000 to £270,000

Bernards Estate Agents are delighted to offer for sale this extended former three-bedroom property, now providing spacious two-bedroom accommodation, conveniently located within close proximity to Gosport town centre.

The home has been significantly improved by the current owners, with the majority of works completed within the past two years. Benefits include double glazing throughout and gas central heating via a newly installed combi boiler.

The ground floor offers a generous living room overlooking the rear garden with bi-fold doors, a separate dining room, and a newly fitted solid wood kitchen with integrated appliances. There is also a downstairs shower room, which is being sold as seen, with all appliances included and requiring final fitting.

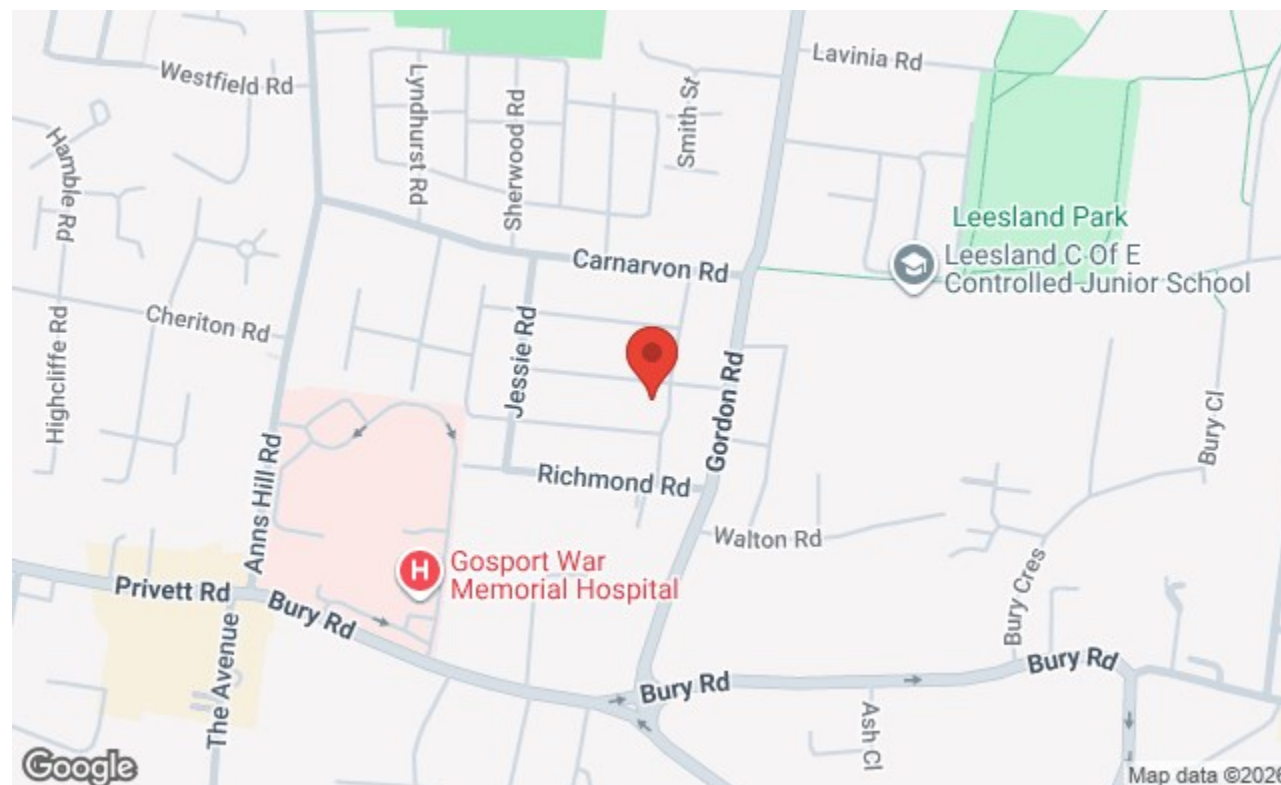
Upstairs, the property features two well-proportioned double bedrooms, with the master

benefiting from a feature fireplace and oak skirting boards, along with a large family bathroom.

Externally, there is an enclosed south-facing rear garden with an outside tap and power point, as well as access to a detached garage with light and power.

All works have been signed off, with relevant certification available upon request. This property presents an excellent opportunity to purchase a spacious two-bedroom home on an often-requested road, ready to move into while allowing scope to complete the remaining areas to your own taste.

Offered with no onward chain, this home is ideal for buyers looking for a smooth and swift purchase.



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



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



PROPERTY INFORMATION

ENTRANCE

DOWNSTAIRS SHOWER ROOM/ WC / UTILITY

8'8" x 7'10" (2.64m x 2.39m)
Unfinished shower room sold as seen, with all plumbing included for buyer completion.

DINING ROOM

14'2" x 11'10" (4.32m x 3.61m)

KITCHEN

11'11" x 11'2" (3.63m x 3.40m)

LIVING ROOM

13'2" x 12'2" (4.01m x 3.71m)

LANDING

BEDROOM ONE

14'3" x 10'3" (4.34m x 3.12m)

BEDROOM TWO

11'9" x 9'5" (3.58m x 2.87m)

BATHROOM

8'5" x 7'10" (2.57m x 2.39m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

14'4" x 13'0" (4.37m x 3.96m)

FREEHOLD / COUNCIL TAX BAND B

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

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.

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!



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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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