Offers In Excess Of £425,000

Elmhurst Road, Gosport PO12 1PG

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- Immaculate Four Bedroom Semi-Detached Home
- Built Just 10 Years Ago
- Bi-Fold Doors Opening Into Garden Room
- Downstairs W/C
- Driveway Parking for Two/Three Cars
- Workshop & Additional Storage
- Close to Local Schools, Stoke Rd Shops & Amenities
- Walk-In Wardrobe & En-Suite
- Wrap-Around Garden

Immaculate Four Bedroom Semi-Detached Home

Four Bedrooms | Principal Suite | Walk-In Wardrobe & En-Suite | Garden Room | Bi-Fold Doors | Wrap-Around Garden | Workshop | Parking for Two/Three Cars

Built just 10 years ago, this immaculate four-bedroom home offers spacious modern living, a superb top-floor principal suite, lounge/dining room with bi-fold doors opening into a garden room, modern kitchen and wrap-around garden with workshop and storage.

The property benefits from driveway parking for two vehicles and a welcoming entrance hall with downstairs W/C.

The spacious lounge/dining room enjoys plenty of natural light, with bi-fold doors opening into the garden room, creating an excellent additional reception space overlooking the garden.

The first floor offers three bedrooms, comprising two doubles and a single, alongside a modern family bathroom.

Occupying the entire top floor, the impressive principal suite features a spacious bedroom, walk-in wardrobe and en-suite shower room.

Outside, the wrap-around garden provides excellent space for entertaining and relaxation, with the added benefit of a workshop and useful storage outbuildings.

Conveniently located close to local schools, amenities and transport links, this beautifully presented home is ideal for modern family living and must be viewed to be appreciated.

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02392 004660
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PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS WC

KITCHEN/BREAKFAST ROOM
14'8" x 10'9" (4.49 x 3.28)

LOUNGE/DINER
18'6" x 15'11" (5.64 x 4.86)

CONSERVATORY
13'5" x 12'11" (4.11 x 3.95)

FIRST FLOOR LANDING

BEDROOM TWO
14'4" x 10'2" (4.38 x 3.11)

BEDROOM THREE
13'9" x 10'11" (4.20 x 3.34)

BEDROOM FOUR
8'5" x 7'10" (2.58 x 2.41)

SECOND FLOOR LANDING

BEDROOM ONE
14'9" x 13'7" (4.51 x 4.15)

Outside

ENCLOSED REAR GARDEN

WORKSHOP
18'1" x 9'10" (5.52 x 3.01)

FRONT DRIVEWAY

FREEHOLD - Council Tax Band D

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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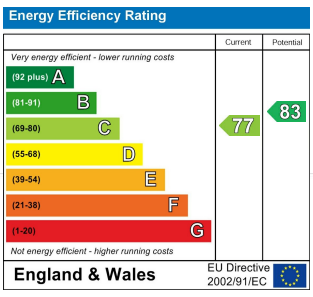

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Total floor area: 184.6 sq.m. (1,987 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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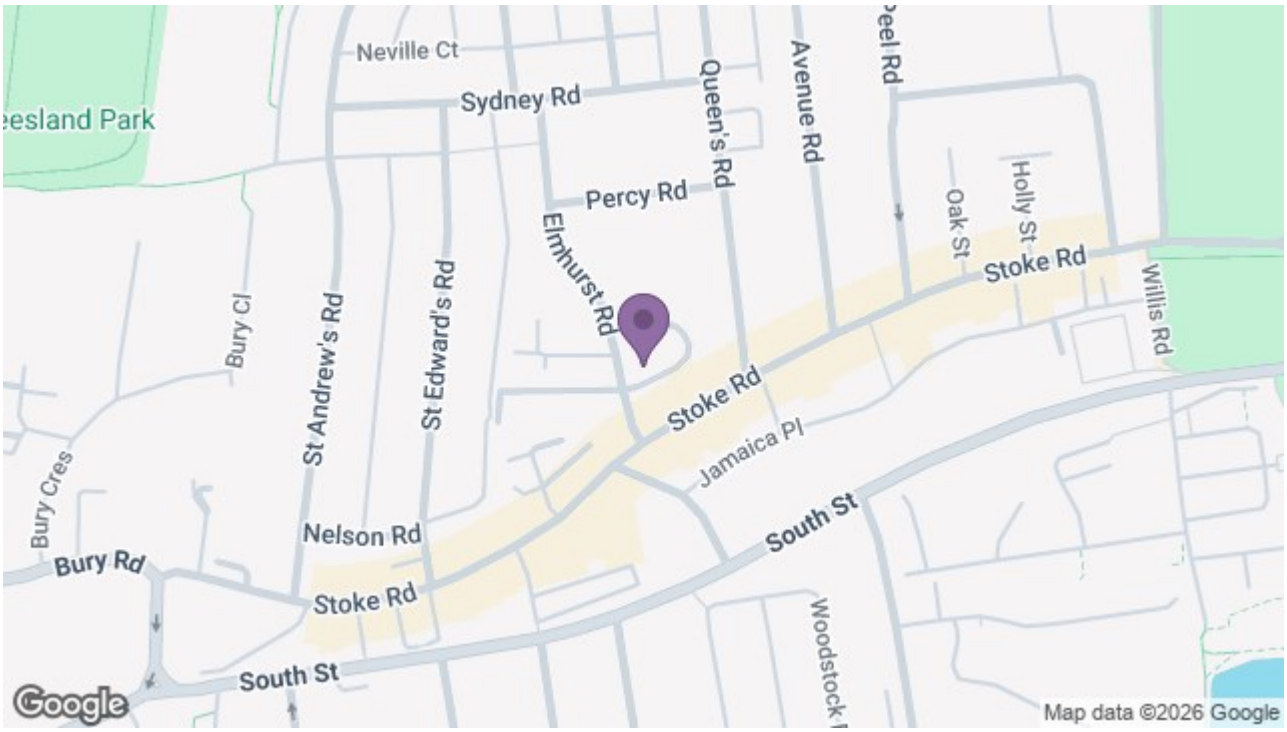

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