

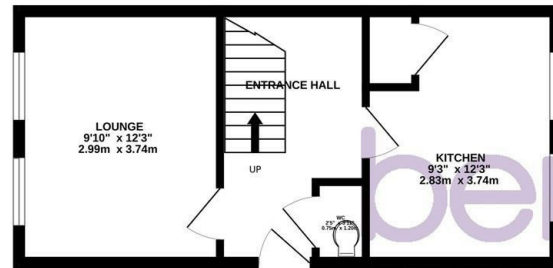


Offers In Excess Of £220,000

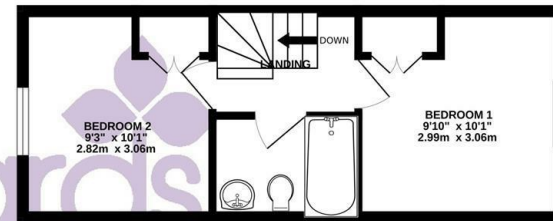
Salt Meat Lane, Gosport PO12 1GQ

bernards
THE ESTATE AGENTS

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.

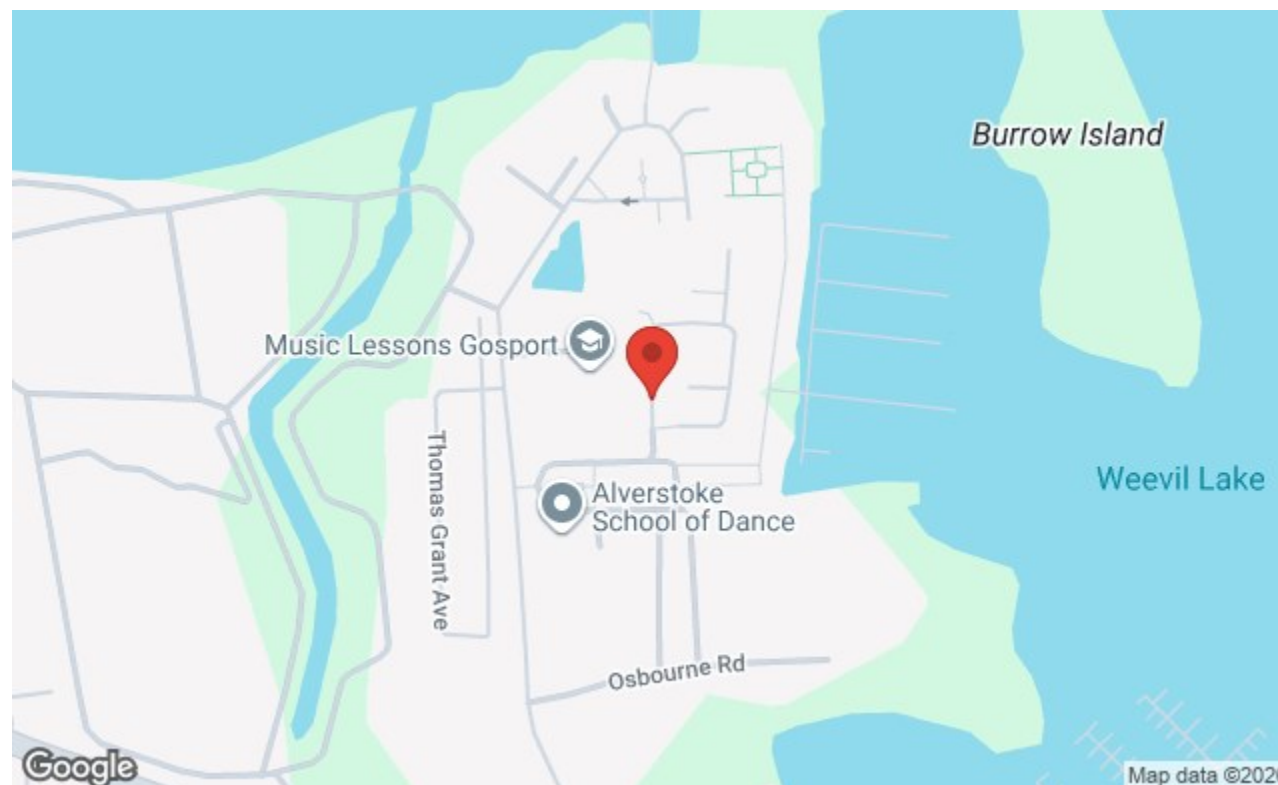


FIRST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 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



HIGHLIGHTS

- Modern Two Bedroom End of Terraced House
- Modern Kitchen
- Modern Bathroom
- Allocated Parking
- Private Garden
- Sought after Marina Location
- No Forward Chain
- Close to Portsmouth Harbour

Nestled in the charming area of Salt Meat Lane, Gosport, this delightful two-bedroom modern house offers a perfect blend of comfort and contemporary living. Situated near the picturesque Royal Clarence Yard Marina, residents can enjoy the serene waterfront views and the vibrant atmosphere of the marina.

Upon entering the property, you are welcomed into a spacious reception room that provides an inviting space for relaxation and entertaining. The modern kitchen is well-equipped, featuring sleek fittings and ample storage, making it a joy for any home cook. The two bedrooms are

generously sized, providing a peaceful retreat at the end of the day.

One of the standout features of this property is the private garden. Additionally, the allocated parking space adds to the convenience of living in this desirable location.

This modern house is ideal for those seeking a comfortable home in a vibrant community, with easy access to local amenities and the stunning marina. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

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



PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE

9'9" x 12'3" (2.99 x 3.74)

DOWNSTAIRS W/C

KITCHEN

9'3" x 12'3" (2.83 x 3.74)

LANDING

BEDROOM ONE

9'9" x 10'0" (2.99 x 3.06)

BEDROOM TWO

9'3" x 10'0" (2.82 x 3.06)

BATHROOM

OUTSIDE

ENCLOSED GARDEN

ALLOCATED PARKING

COUNCIL TAX BAND

Gosport Borough Council: BAND C

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!

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.

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.

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.

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

LEASEHOLD INFORMATION

We have been informed from our seller that the Lease term is 999 years from the 1st January 2002 Half Yearly Block Service Charge in advance for 1 Salters Mews. 1st July -31st December 2025 £120.02.

1st July-31st December 2025 On account water charge £76.50.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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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