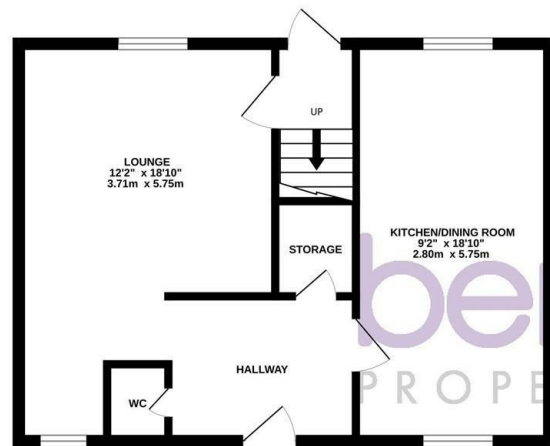
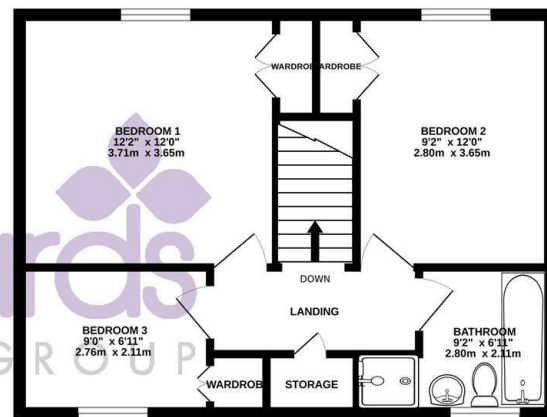


GROUND FLOOR
475 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 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



Offers Over £230,000

Howe Road, Gosport PO13 8EB

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HIGHLIGHTS

- Beautifully presented three-bedroom family home
- Improved throughout by the current owners
- Spacious living room with recessed study area
- Modern kitchen/dining room
- Downstairs WC
- Family bathroom with bath and separate shower cubicle
- Enclosed rear garden with bar/summer house
- Allocated parking to the rear
- Close to Alver Village shops & Alver Valley Country Park
- Gas central heating via combination boiler

Bernards Estate Agents are delighted to offer to the market this beautifully presented three-bedroom family home, which has been tastefully improved by the current owners and is situated in a popular residential location close to excellent local amenities.

The property offers well-planned accommodation throughout, comprising a welcoming entrance hall, a convenient downstairs WC, a spacious living room with a recessed study area, ideal for home working, and a generous kitchen/dining room overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, all benefiting from fitted wardrobes, together with a modern family bathroom featuring both a bath and separate shower cubicle.

Further benefits include PVCu double glazing

and gas central heating via a combination boiler.

Outside, the property enjoys a traffic-free frontage, while the enclosed rear garden provides an excellent space for entertaining or relaxing. A standout feature is the fantastic summer house, currently set up as a bar, creating the perfect space for socialising. A rear gate also provides direct access to the allocated parking.

Conveniently located close to Alver Village shopping facilities, Alver Valley Country Park, local schools, bus routes and the nearby beaches, this superb home is ideally suited to families and first-time buyers alike.

Early viewing is highly recommended to appreciate everything this fantastic home has to offer.

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



PROPERTY INFORMATION

- ENTRANCE HALLWAY
- DOWNSTAIRS WC
- LOUNGE
12'2" x 18'10" (3.71 x 5.75)
- KITCHEN/DINING ROOM
9'2" x 18'10" (2.80 x 5.75)
- FIRST FLOOR LANDING
- BEDROOM ONE
12'2" x 11'11" (3.71 x 3.65)
- BEDROOM TWO
9'2" x 11'11" (2.80 x 3.65)
- BEDROOM THREE
9'0" x 6'11" (2.76 x 2.11)
- BATHROOM
9'2" x 6'11" (2.80 x 2.11)
- OUTSIDE
- ENCLOSED REAR GARDEN
- SUMMER HOUSE/BAR
9'7 x 9'4 (2.92m x 2.84m)
- ALLOCATED PARKING
- 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.

AGENTS NOTE
Non standard construction. We are advised by our seller that there is a maintenance charge of approximately £28 per month, which contributes towards the upkeep of the communal areas and the nearby residents' tennis court.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(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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