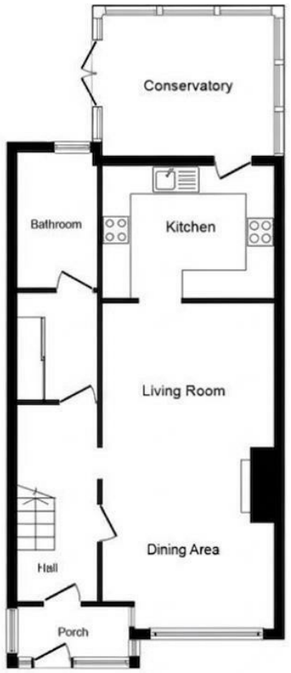
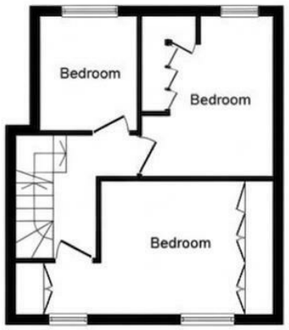


Ground Floor



First Floor

Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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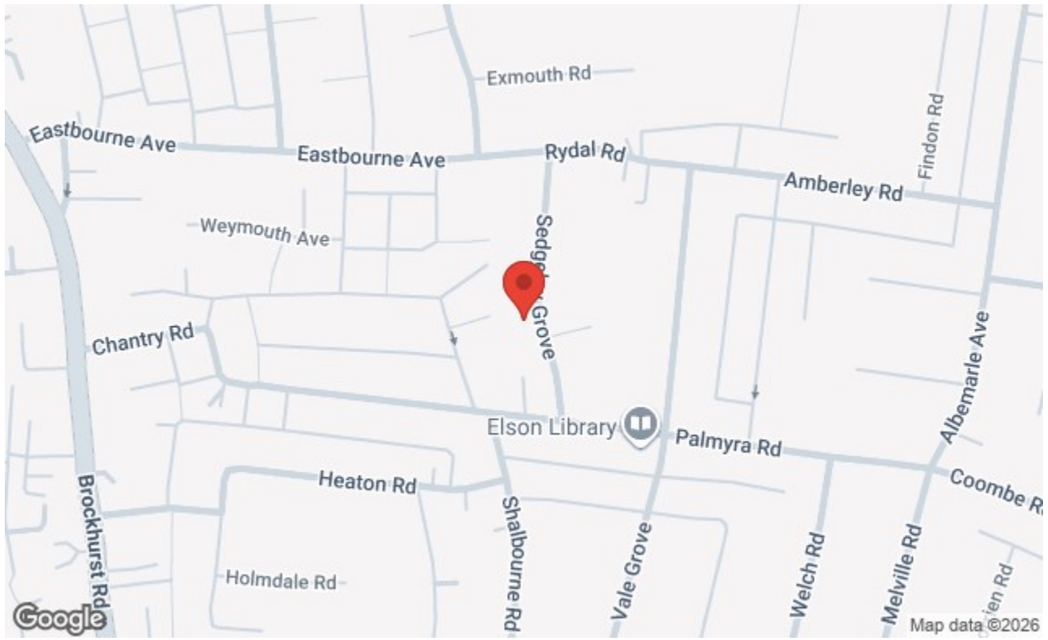

97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Offers Over £255,000

Sedgeley Grove, Gosport PO12 4NL

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THE ESTATE AGENTS

4 2 1

HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- EN SUITE OFF THE MASTER BEDROOM
- LOFT CONVERSION
- DRIVEWAY
- GARAGE
- LOW MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- NO CHAIN

NO CHAIN Guide Price £255,000 - £265,000

Bernards Estate Agents are pleased to welcome to the sales market this charming mid-terrace house located in the desirable area of Sedgeley Grove, Gosport. Built in the 1930s and offering a generous living space of 1,238 square feet, this delightful property presents excellent renovation potential making it an ideal opportunity for first-time buyers, families, or those looking to create a home they can truly put their own stamp on.

The house features three well-proportioned bedrooms on the first floor and has had a loft conversion that provides an additional bedroom complete with an ensuite bathroom. This extra space is perfect for guests or could serve as a private retreat for family members.

The ground floor comprises a welcoming reception room, which is perfect for entertaining or relaxing with loved ones. The layout is practical and flows well, making it easy to enjoy everyday living.

Outside, you will find a driveway that accommodates parking for up to two vehicles, along with a garage for additional storage or parking needs. The absence of a chain means that you can move in without delay, making this property even more appealing.

Situated in a sought after area, this home is close to local amenities, schools and parks, providing a wonderful environment for families. With its blend of character and modern convenience, this four-bedroom terraced house is a fantastic opportunity not to be missed. Call now to arrange a viewing!

Call today to arrange a viewing
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PROPERTY INFORMATION

PORCH
17'4" x 4'11" (5.3 x 1.5)

ENTRANCE HALL

DINING ROOM
11'9" x 20'2" (3.6 x 6.17)

LIVING ROOM
11'9" x 20'2" (3.6 x 6.17)

KITCHEN
9'2" x 11'9" (2.8 x 3.6)

CONSERVATORY
10'5" x 8'2" (3.2 x 2.5)

BATHROOM
8'10" x 4'7" (2.7 x 1.4)

BEDROOM ONE
16'0" x 12'5" (4.9 x 3.8)

ENSUITE
4'11" x 4'11" (1.5 x 1.5)

BEDROOM TWO
15'5" x 9'2" (4.7 x 2.8)

BEDROOM THREE
10'9" x 10'5" (3.3 x 3.2)

BEDROOM FOUR
6'6" x 7'2" (2.0 x 2.2)

DRIVEWAY

GARDEN

GARAGE
10'2" x 20'0" (3.1 x 6.1)

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.

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.

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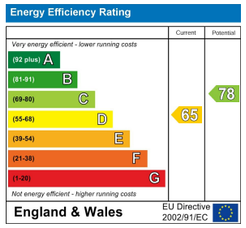
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!

COUNCIL TAX BAND
Gosport: BAND C



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