

Offers In The Region Of  
£250,000  
Nobes Avenue, Gosport PO13 0HU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE
- NO ONWARD CHAIN
- REAR DRIVEWAY WITH GATED OFF-ROAD PARKING
- SPACIOUS LIVING ROOM WITH SEPARATE DINING AREA
- STUDY / FOURTH BEDROOM
- GOOD-SIZED KITCHEN
- REQUIRES SOME UPDATING – GREAT POTENTIAL
- CONVENIENT FOR COMMUTERS
- IDEAL FIRST-TIME BUY

EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE – NEW ROOF TO EXTENSION 2024 – REAR DRIVEWAY & OFF-ROAD PARKING – NO ONWARD CHAIN – IDEAL FIRST-TIME BUY

Situated on the outskirts of Gosport, this extended three/four-bedroom semi-detached house offers spacious and versatile accommodation, together with the added benefit of a rear driveway providing off-road parking.

The property is offered with no onward chain and benefits from double glazing and gas central heating, with a combi boiler installed approximately 3–4 years ago. The extension also benefits from a new roof fitted in 2024. While the house would benefit from some updating, it provides an excellent opportunity for a first-time buyer or purchaser looking for a property they can modernise and make their own.

The ground floor comprises a good-sized kitchen, spacious living room with a separate dining area, and a

versatile study/optional fourth bedroom.

Upstairs are three good-sized bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden with a driveway providing off-road parking, which is accessed via gates.

The property is also well positioned for those commuting out of the Gosport area, with transport links providing access towards Fareham and beyond.

An excellent opportunity for buyers seeking a spacious family home with potential to improve and add their own personal style, while already benefiting from some key improvements including the newer extension roof and combi boiler.

Call today to arrange a viewing  
02392 004660  
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# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN/BREAKFAST ROOM

19'2 x 10'2 (5.84m x 3.10m)

## LIVING ROOM

13'1 x 12'8 (3.99m x 3.86m)

## DINING ROOM

12'1 x 11'0 (3.68m x 3.35m)

## BEDROOM 4 / STUDY

11'0 x 10'7 (3.35m x 3.23m)

## LANDING

## BEDROOM ONE

12'9 x 11'10 (3.89m x 3.61m)

## BEDROOM TWO

10'4 x 10'4 (3.15m x 3.15m)

## BEDROOM THREE

8'4 x 8'4 (2.54m x 2.54m)

## BATHROOM

8'6 x 5'6 (2.59m x 1.68m)

## Outside

## REAR DRIVEWAY

## ENCLOSED REAR GARDEN

## FREEHOLD - Council Tax Band B

## 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.

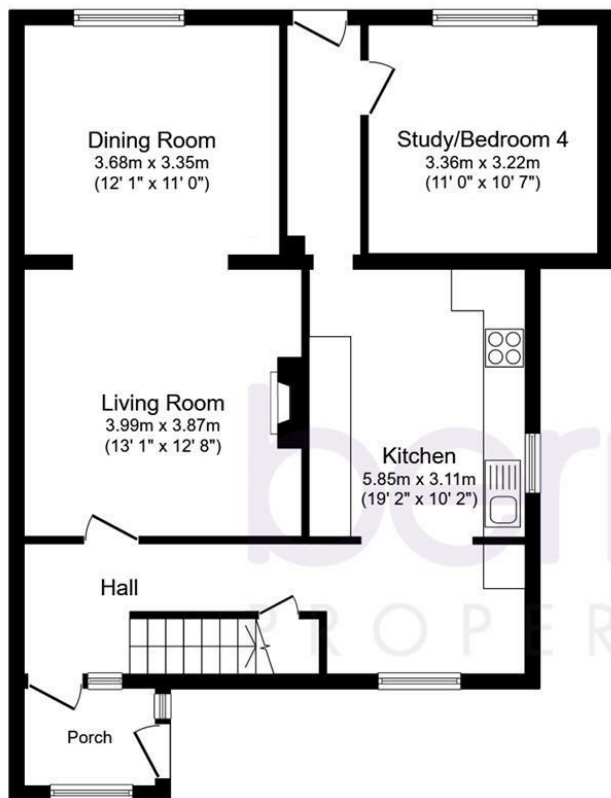
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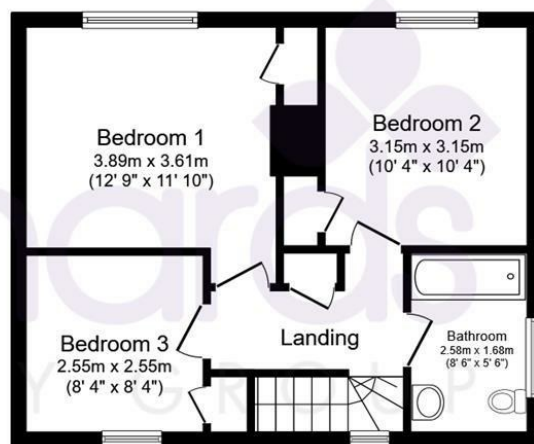
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
|                                             | 69                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

Scan here to see all our properties for sale and rent

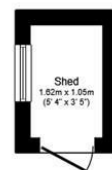




Ground Floor



First Floor

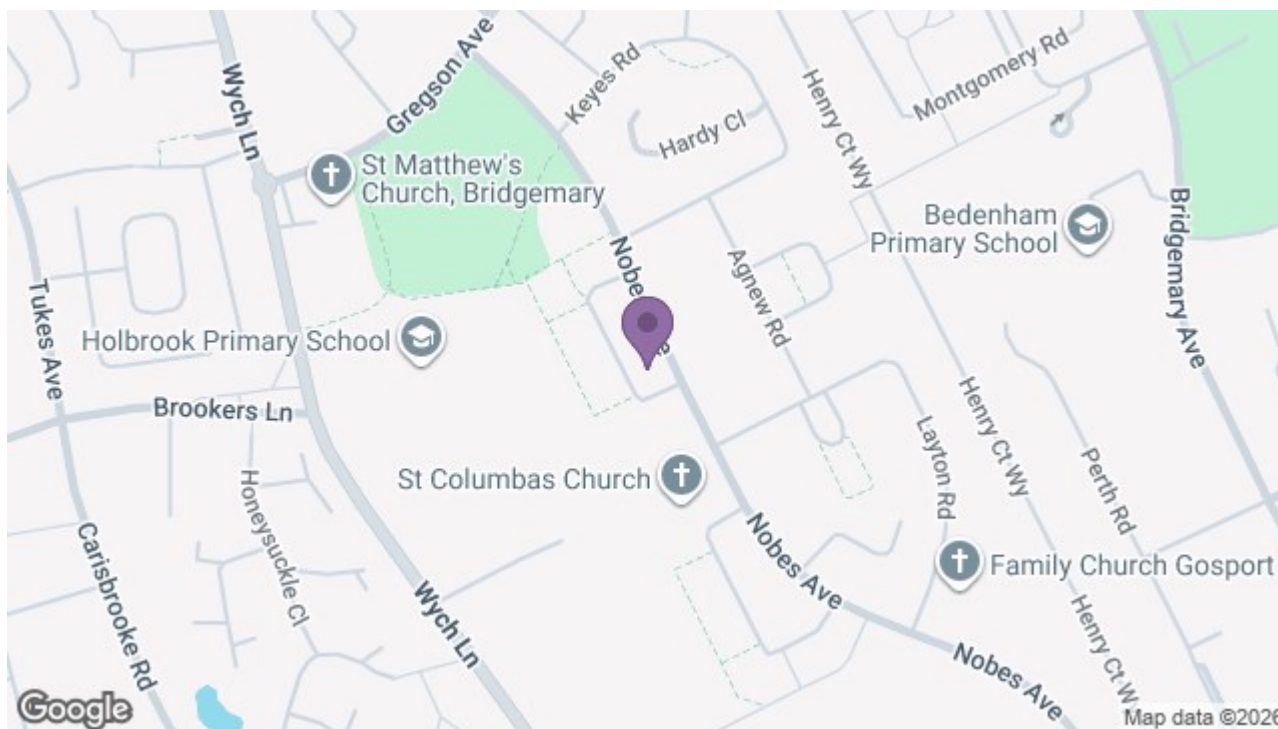


Outbuilding 9

Total floor area: 123.3 sq.m. (1,329sq.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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