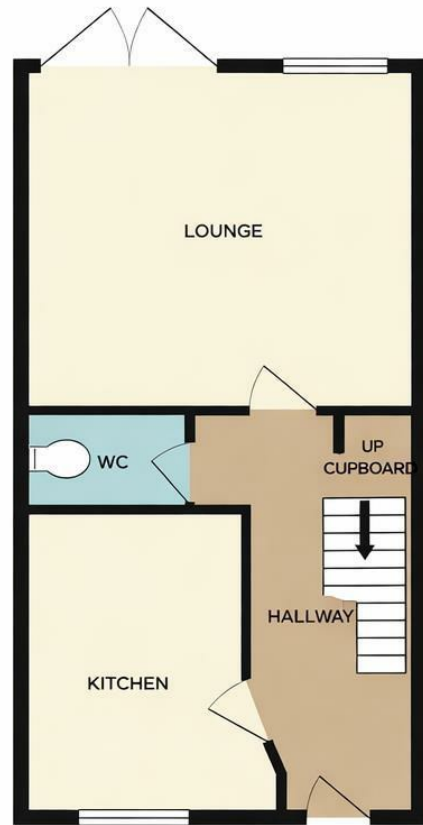


FOR SALE

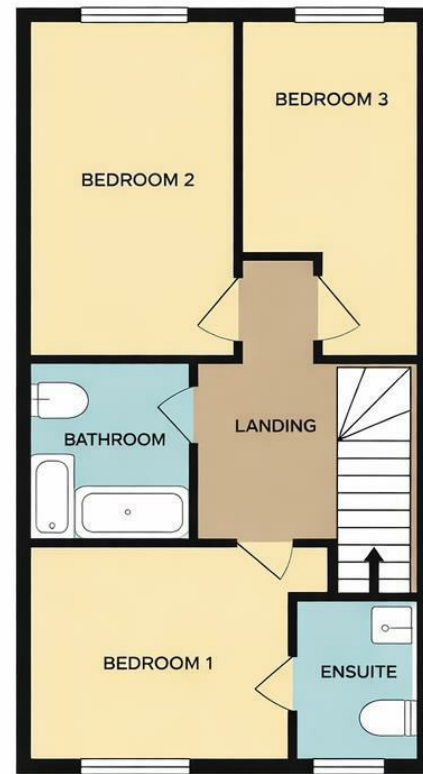
Offers Over £280,000

Lizard Close, Gosport PO13 8NH

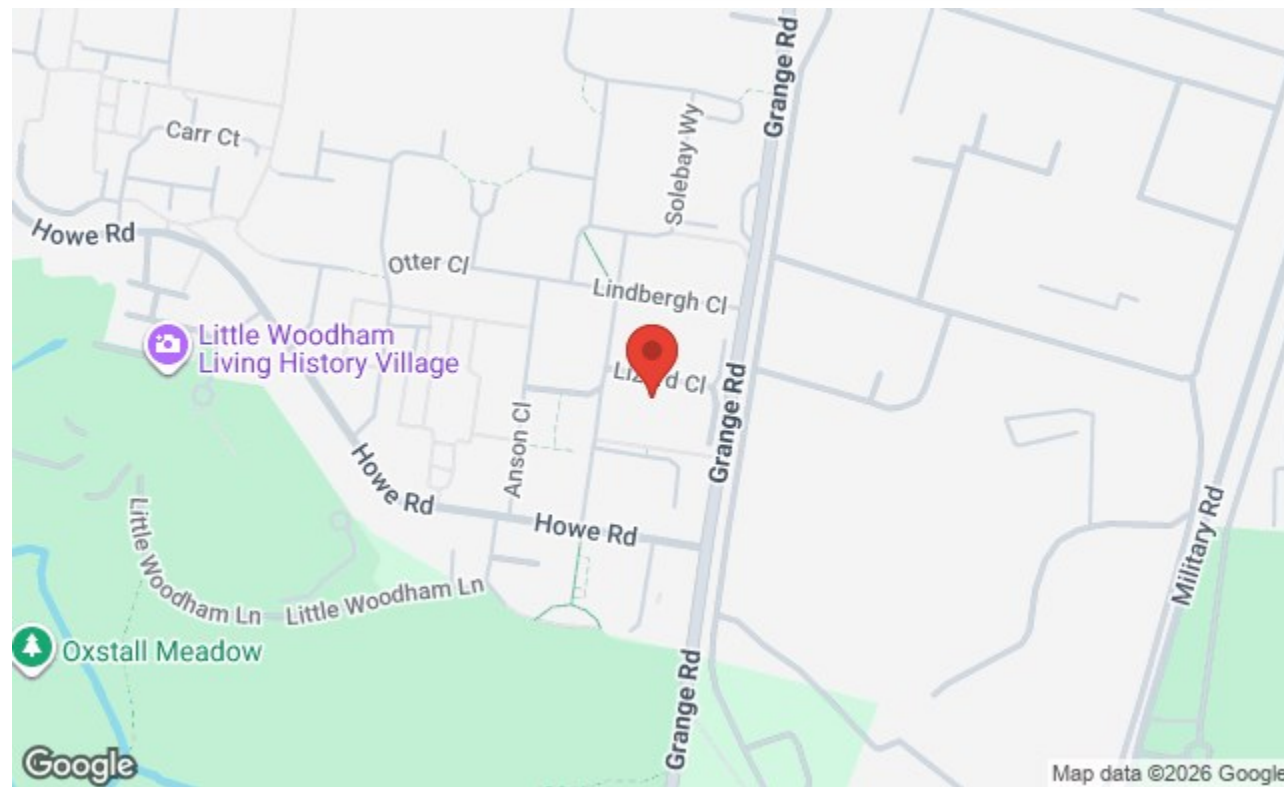
bernards THE ESTATE AGENTS



GROUND FLOOR



FIRST FLOOR



3 2 1

HIGHLIGHTS

- Modern three-bedroom end-of-terrace home with no chain
Located in the popular Alver Village
Double glazing and gas central heating
Fitted kitchen with integrated appliances
Master bedroom with en-suite shower room
Private enclosed rear garden with shed
Allocated parking to the front of the property
Spacious entrance hall
Generous living room

Modern Three-Bedroom End-Terraced Home with Allocated Parking - No Chain

Bernards Estate Agents are delighted to present this fantastic three-bedroom end-of-terrace property, ideally situated in the highly sought-after Alver Village.

The home benefits from double glazing and gas central heating. The ground floor offers a spacious entrance hall, a modern fitted kitchen complete with integrated appliances, and a generous living room—perfect for both relaxing and entertaining.

Upstairs, the property features three well-proportioned bedrooms, including a master bedroom with en-suite facilities,

along with a contemporary family bathroom.

Externally, the property boasts a private, enclosed rear garden with a shed, as well as allocated parking to the front.

Conveniently located close to local amenities including Alver Village shops, Tesco, a garden centre, Alver Valley Country Park, and nearby beaches, this home offers an excellent balance of comfort, convenience, and lifestyle.

Early viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**ENTRANCE HALL**  
**DOWNSTAIRS WC**  
 6'1 x 3'5 (1.85m x 1.04m)

**KITCHEN**  
 11'4 x 8'5 (3.45m x 2.57m)

**LIVING ROOM**  
 15'3 x 10'3 (4.65m x 3.12m)

**LANDING**  
**BEDROOM ONE**  
 11'7 x 11'1 (3.53m x 3.38m)

**EN SUITE**  
 5'8 x 5'4 (1.73m x 1.63m)

**BEDROOM TWO**  
 10'6 x 8'5 (3.20m x 2.57m)

**BEDROOM THREE**  
 10'4 x 6'5 (3.15m x 1.96m)

**BATHROOM**  
 6'6 x 5'6 (1.98m x 1.68m)

**OUTSIDE**  
**ALLOCATED PARKING**  
**ENCLOSED REAR GARDEN**  
**SHED**

**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

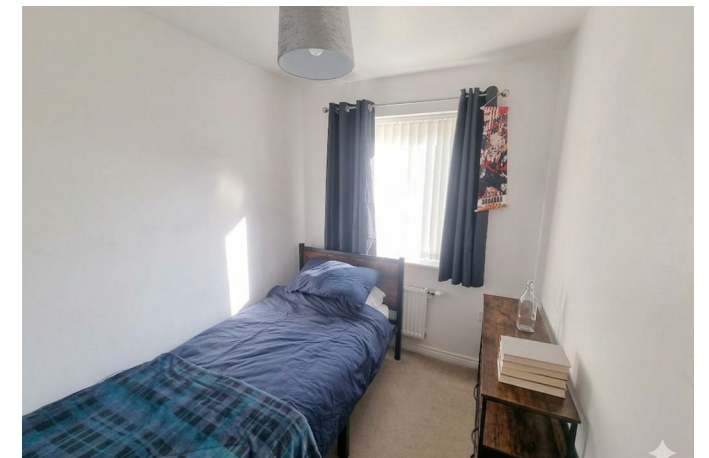
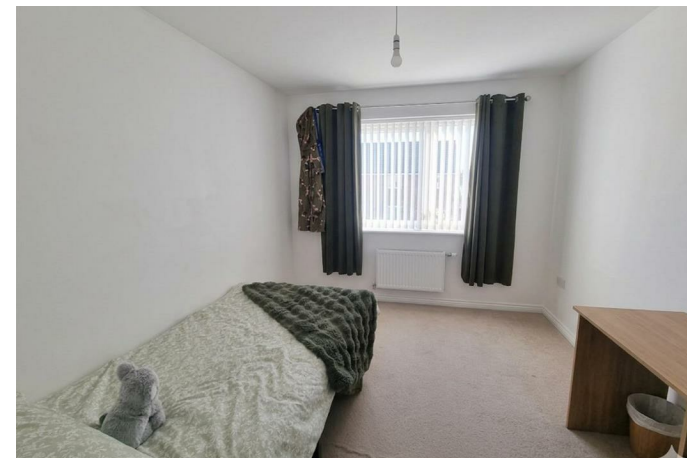
**OFFER CHECK PROCEDURE**  
 If you are considering making an offer for this or any other property we are marketing,

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 procedability whenever we submit an offer. Thank you.

**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.

**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.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
EU Directive 2002/91/EC		78	83
England & Wales			



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