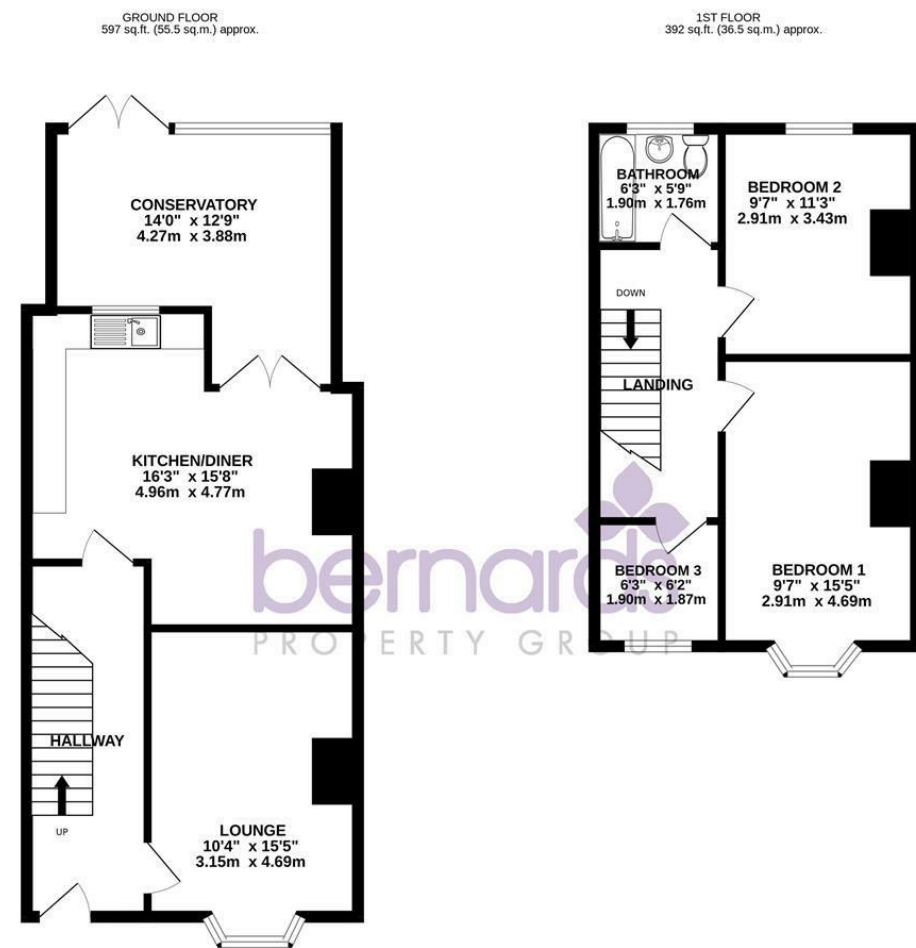
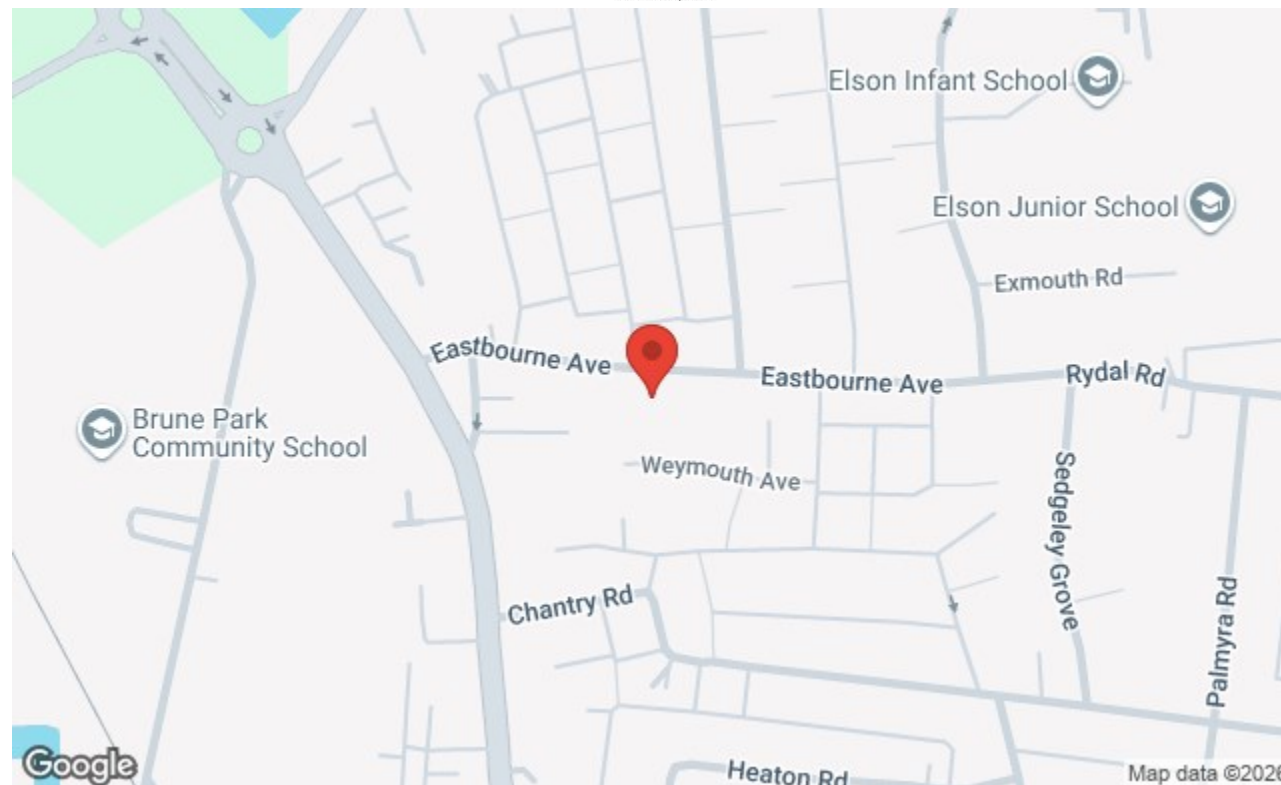




TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



FOR SALE

Offers Over £260,000

Eastbourne Avenue, Gosport PO12 4NU

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THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- Well-presented three-bedroom house
- Popular Elson location
- Driveway providing parking for two cars
- Useful outbuilding – ideal home office or entertainment room
- Good-sized kitchen/diner
- Conservatory
- No onward chain
- Enclosed rear garden
- Double glazing & gas central heating

WELL-PRESENTED THREE-BEDROOM HOUSE WITH DRIVEWAY, HOME OFFICE & NO ONWARD CHAIN

Guide price £260,000 - £270,000

Bernards are delighted to present this well-presented three-bedroom family home, ideally situated in the popular Elson area. Offering spacious and versatile accommodation, the property is perfect for families, first-time buyers or those looking for additional work-from-home space.

The ground floor comprises a welcoming lounge with feature bay

window, a good-sized kitchen/diner and a useful conservatory overlooking the rear garden. Upstairs are three bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing parking for two cars, an enclosed rear garden and a fantastic outbuilding, ideal for use as a home office, gym, hobby room or entertainment space.

Further benefits include double glazing, gas central heating and no onward chain. Located close to local schools, bus routes and everyday amenities, this is a fantastic opportunity to purchase a well-kept home in a popular residential location.

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

15'5 x 10'4 (4.70m x 3.15m)

KITCHEN/DINER

16'3 x 15'8 (4.95m x 4.78m)

CONSERVATORY

14'0 x 12'9 (4.27m x 3.89m)

LANDING

BEDROOM ONE

15'5 x 9'7 (4.70m x 2.92m)

BEDROOM TWO

11'3 x 9'7 (3.43m x 2.92m)

BEDROOM THREE

6'3 x 6'2 (1.91m x 1.88m)

BATHROOM

6'3 x 5'9 (1.91m x 1.75m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

OUTBUILDING

12'9 x 8'1 (3.89m x 2.46m)

FREEHOLD - COUNCIL TAX BAND C

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.

PHOTOGRAPHY DISCLAIMER

Please note that some photographs used in these property details have been digitally enhanced or edited to improve brightness, clarity and overall presentation. The images are intended for marketing purposes only and may not represent the property's exact appearance or condition.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(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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