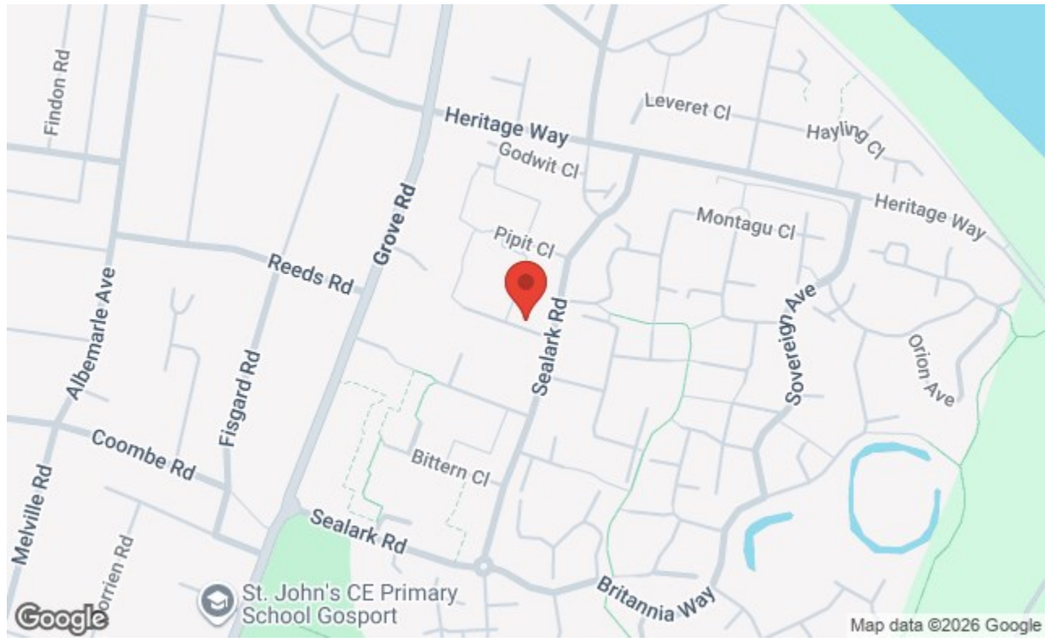
GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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

FOR SALE

Asking Price £199,995

Merganser Close, Gosport PO12 4JQ

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- Spacious two-bedroom house with potential to create a third bedroom
- Offered for sale with no onward chain
- Allocated parking
- Traffic-free frontage
- Double glazing and gas central heating
- Generous living room overlooking the rear garden
- Spacious kitchen/diner
- Separate utility room
- Conveniently located close to the waterfront

SPACIOUS TWO-BEDROOM HOUSE WITH POTENTIAL TO CREATE A THIRD BEDROOM – NO ONWARD CHAIN

A spacious two-bedroom house situated in the highly sought-after Hardway area of Gosport, conveniently located close to the waterfront. The property is offered with no onward chain and benefits from allocated parking, a traffic-free frontage, double glazing and gas central heating. There is also potential to create a third bedroom by adding a stud wall and door to the second bedroom, if required.

The ground floor comprises a generous living room overlooking the rear garden, a spacious kitchen/diner with built-in appliances, including a fridge, freezer and dishwasher, and a separate utility room. Upstairs, there are two double bedrooms, an additional office area, a family bathroom with a power shower, and a separate WC.

Outside, the property benefits from a good-sized front garden and an enclosed rear garden with a shed and rear access gate, making this an excellent opportunity for buyers seeking a spacious home in a popular waterside location.

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

PROPERTY INFORMATION

ENTRANCE HALLWAY

UTILITY ROOM
7'0" x 6'5" (2.14 x 1.98)

LOUNGE
12'7" x 9'9" (3.84 x 2.98)

KITCHEN/DINER
8'3" x 16'3" (2.52 x 4.96)

FIRST FLOOR LANDING

BEDROOM ONE
12'7" x 9'9" (3.84 x 2.98)

BEDROOM TWO
8'3" x 16'3" (2.52 x 4.96)

OFFICE
6'0" x 4'2" (1.84 x 1.28)

SEPARATE WC
2'5" x 4'2" (0.75 x 1.28)

BATHROOM
7'4" x 6'5" (2.26 x 1.98)

OUTSIDE

ENCLOSED REAR GARDEN

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 understand that there is an estate fee of £568 per year for the upkeep of the communal areas.









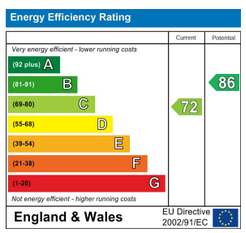












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