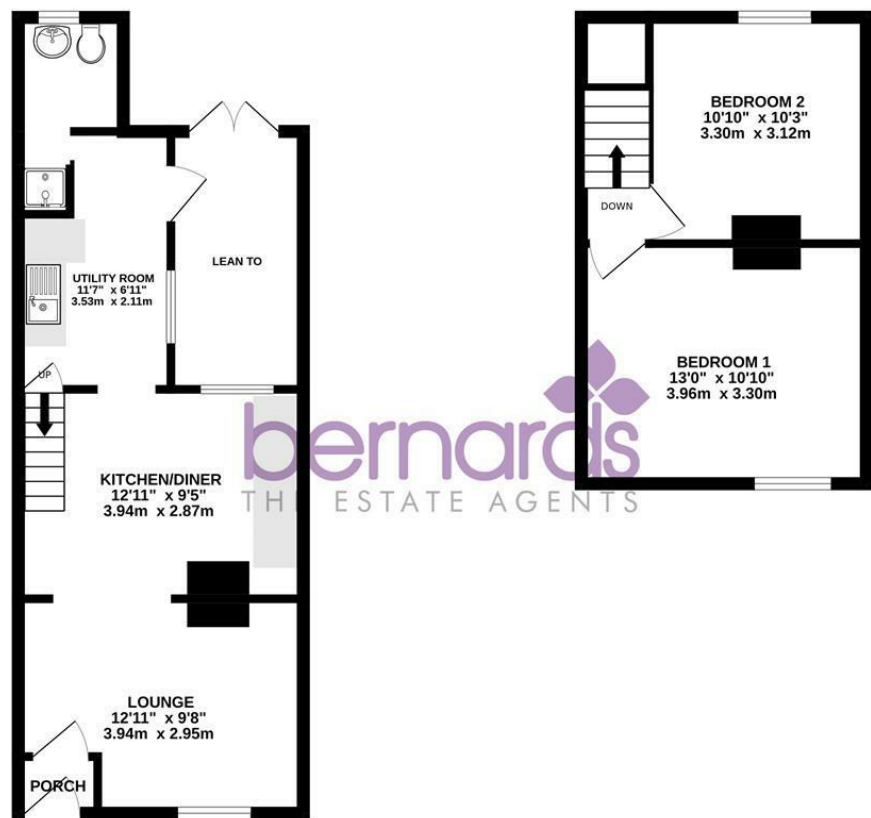
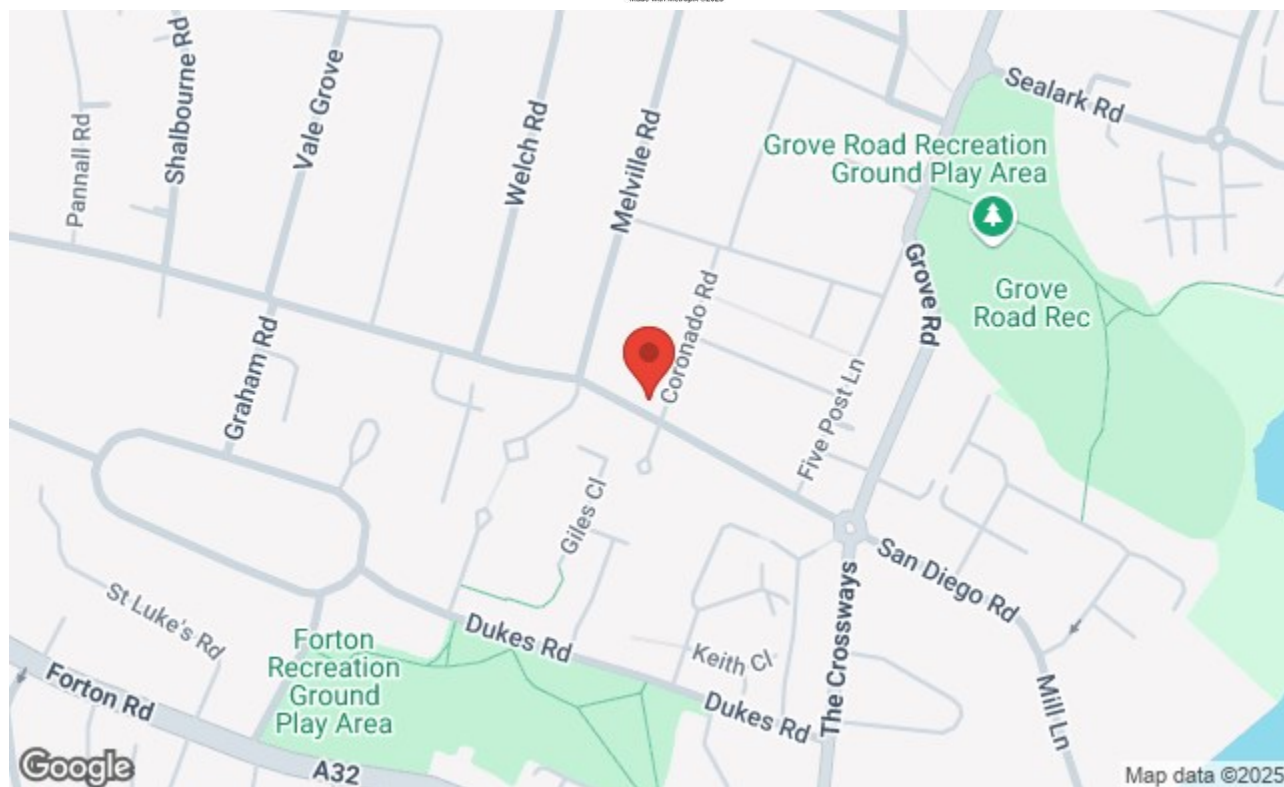


GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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



Offers Over £205,000

San Diego Road, Elson PO12 4QT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ WELL PRESENTED TWO BEDROOM HOUSE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ TWO DOUBLE BEDROOMS
- ❖ ENCLOSED REAR GARDEN
- ❖ REAR DRIVEWAY FOR TWO CARS
- NO ONWARD CHAIN

Nestled on the charming San Diego Road in Gosport, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

The house features two double bedrooms, perfect for a small family or for those who desire a guest room or home office. The shower room is conveniently located, providing essential amenities for daily living.

One of the standout features of this property is the rear driveway, offering off-road parking and easy access to the home. This is a significant advantage in a bustling area, providing both convenience and security for your vehicle. Additionally, the house is fitted with double

glazing, enhancing energy efficiency and ensuring a peaceful environment by reducing outside noise.

This property is ideally situated, providing easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. With its blend of comfort, practicality, and a desirable location, this house on San Diego Road is a wonderful opportunity not to be missed.

This property presents a prime investment opportunity, offering a strong and consistent rental yield of 7.5%. With a potential rental income of £1200 per calendar month, this property generates an attractive annual income of £14,400.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

## ENTRANCE PORCH

## LOUNGE

12'11 x 9'8 (3.94m x 2.95m)

## KITCHEN/DINER

12'11 x 9'5 (3.94m x 2.87m)

## UTILITY ROOM

11'7 x 6'11 (3.53m x 2.11m)

## SHOWER ROOM

## LEAN TO CONSERVATORY

## LANDING

## BEDROOM ONE

13'0 x 10'10 (3.96m x 3.30m)

## BEDROOM TWO

10'10 x 10'3 (3.30m x 3.12m)

## REAR DRIVEWAY FOR TWO CARS

## ANTI-MONEY LAUNDERING (AML)

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

## 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.

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!

## OFFER CHECK PROCEDURE

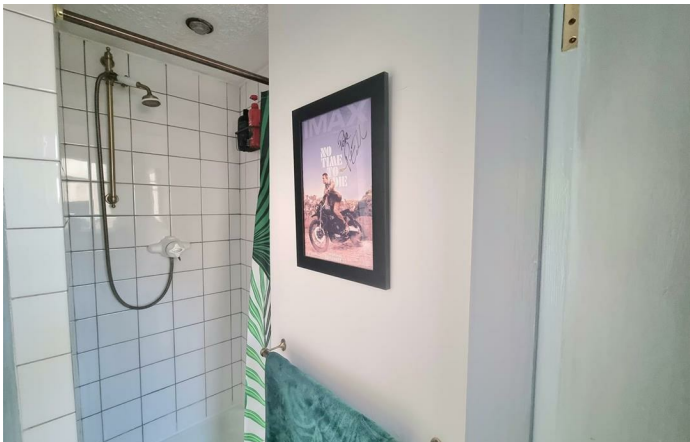
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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