



Offers Over £230,000

Forton Road, Gosport PO12 4TG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ ENSUITE TO MASTER
- ❖ FAMILY BATHROOM
- ❖ SPACIOUS LOUNGE
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ THREE DOUBLE BEDROOMS
- ❖ LOW MAINTENANCE GARDEN
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ REAR ACCESS
- ❖ ALLOCATED PARKING SPACE

Bernards are pleased to welcome to the market this three bedroom terraced property located on Forton Road, Gosport, this delightful house presents an excellent opportunity for families and individuals alike. With its spacious layout, the property boasts two inviting reception rooms.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. Each room is designed to offer comfort and privacy, making it an ideal retreat after a long day. Additionally, the property includes two modern bathrooms, ensuring convenience for all residents and guests.

Gosport is known for its friendly community and convenient amenities, making this

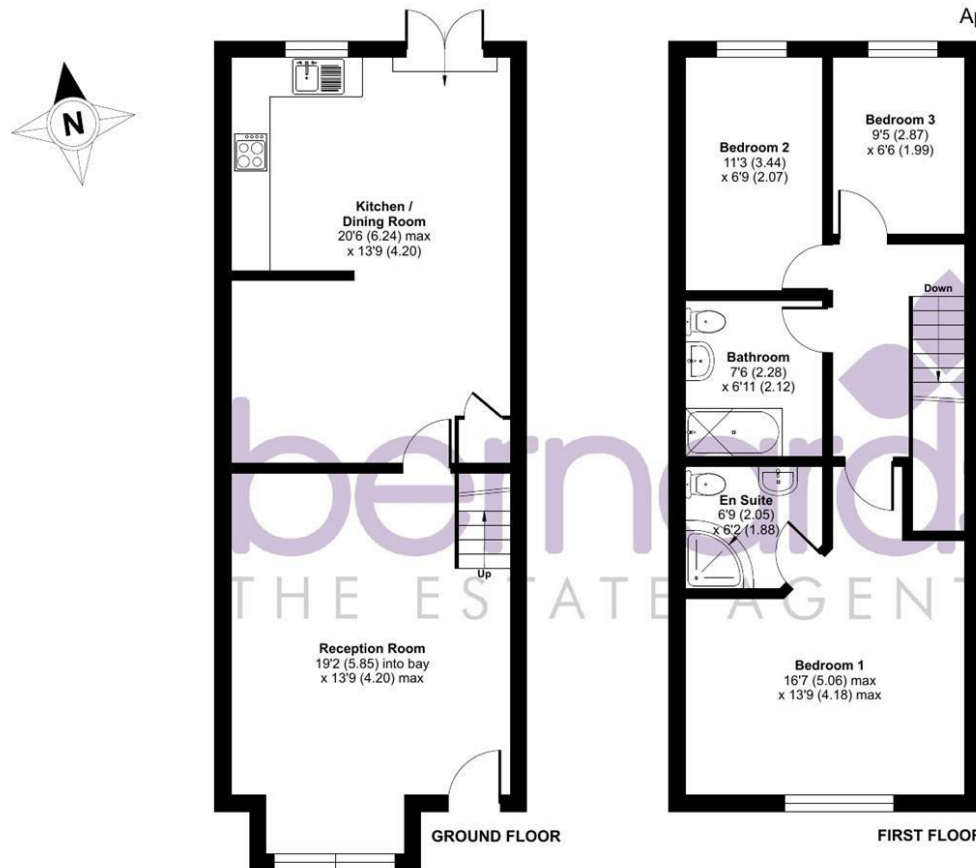
location particularly appealing. Residents can enjoy nearby parks, shops, and schools, all within easy reach. The area also benefits from excellent transport links, allowing for straightforward access to the vibrant city of Portsmouth and beyond.

This property presents a prime investment opportunity, offering a strong and consistent rental yield of 6%. With a potential rental income of £1300 per calendar month, this property generates an attractive annual income of £15,600.

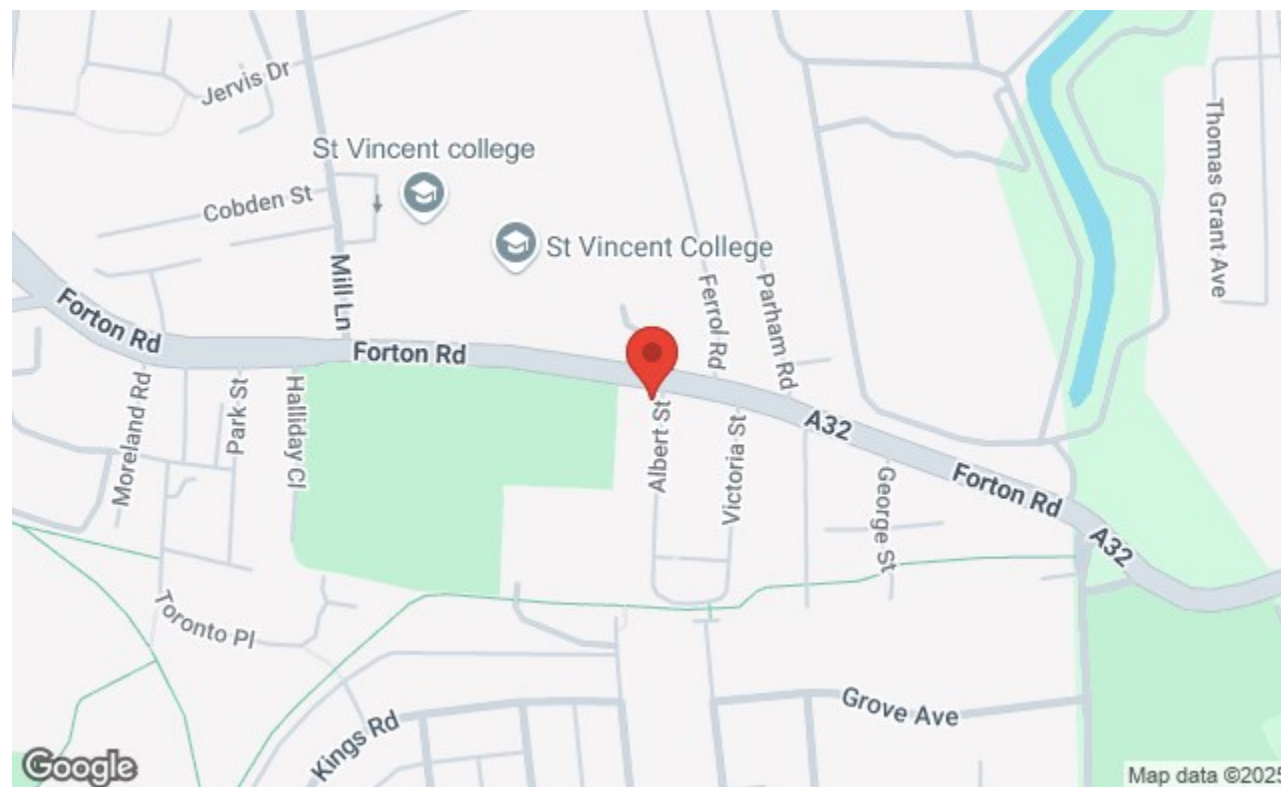
This property is a wonderful blend of comfort and practicality, making it a perfect choice for those seeking a new home in a desirable location. Whether you are looking to settle down or invest, this house on Forton Road is certainly worth considering.

Forton Road, PO12

Approximate Area = 1071 sq ft / 99.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1264481



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Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

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.

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.

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!

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

RECEPTION ROOM

19'2" x 13'9" (5.85 x 4.20)

KITCHEN/DINING ROOM

20'5" x 13'9" (6.24 x 4.20)

BEDROOM ONE

16'7" x 13'8" (5.06 x 4.18)

BEDROOM TWO

11'3" x 6'9" (3.44 x 2.07)

BEDROOM THREE

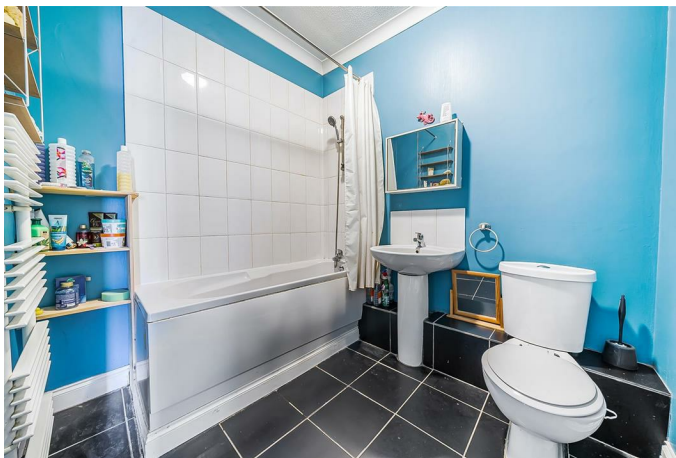
9'4" x 6'6" (2.87 x 1.99)

BATHROOM

7'5" x 6'11" (2.28 x 2.12)

EN SUITE

6'8" x 6'2" (2.05 x 1.88)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	87
(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	
England & Wales	

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