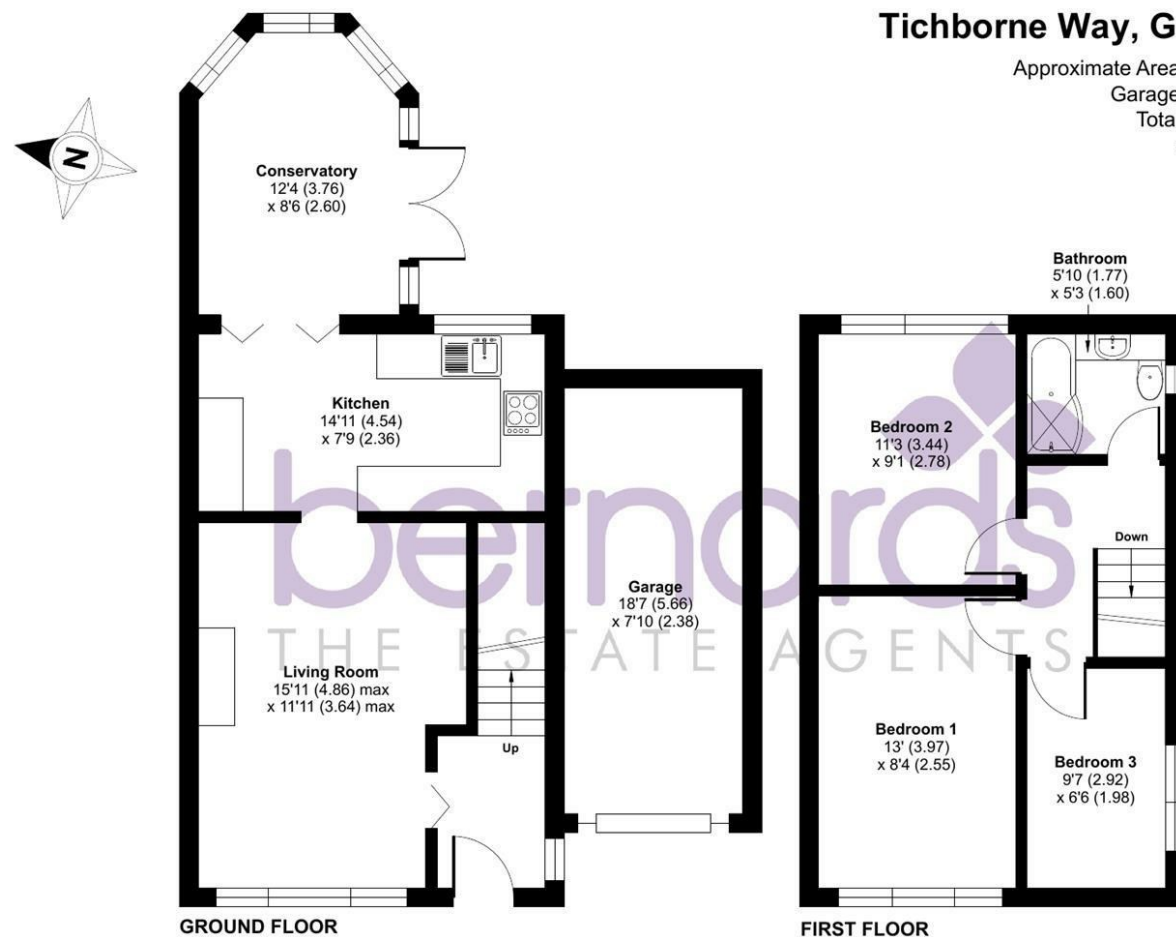
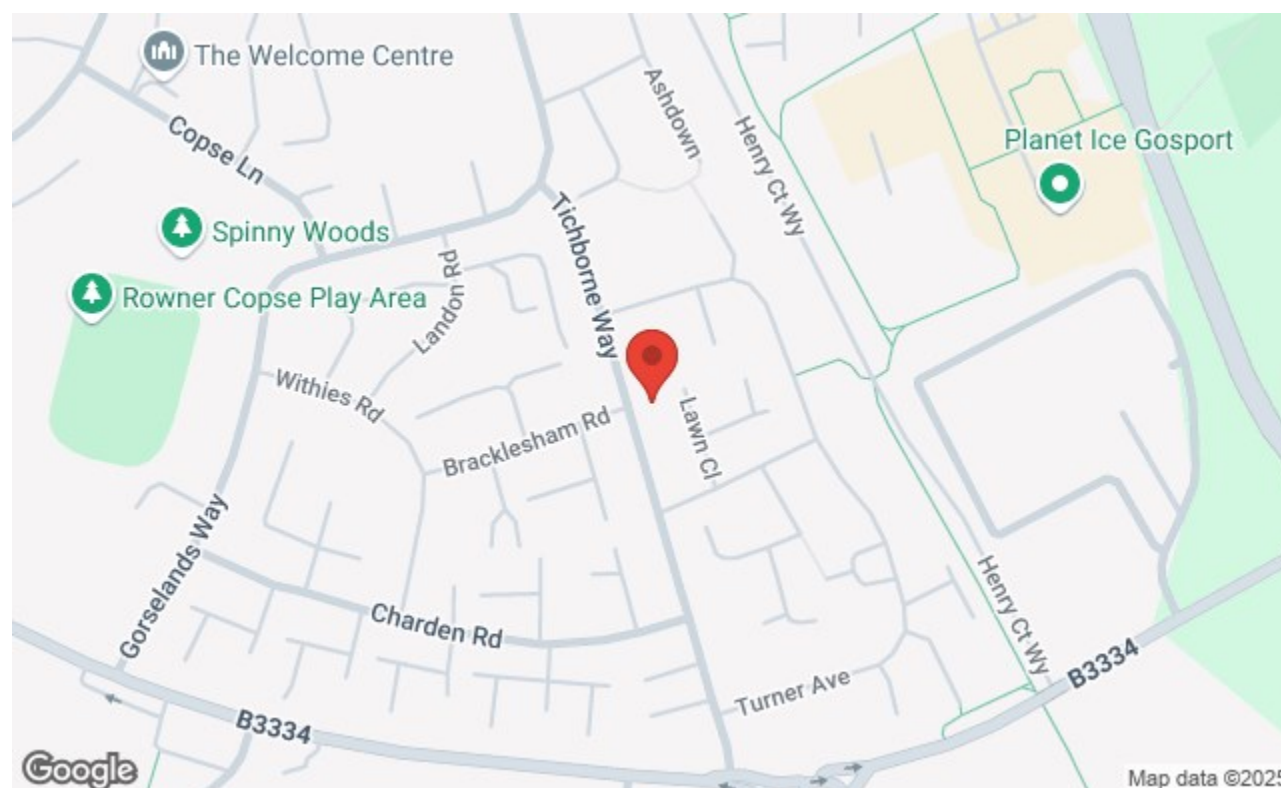


Tichborne Way, Gosport, PO13

Approximate Area = 842 sq ft / 78.2 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 987 sq ft / 91.6 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1277664



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



Offers Over £280,000

Tichborne Way, Gosport PO13 0BL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ DRIVEWAY
- ❖ GARAGE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ ENCLOSED REAR GARDEN
- ❖ OUTSKIRTS OF GOSPORT
- ❖ A MUST VIEW!

Bernards is pleased to present this charming end-terrace house located on Tichborne Way in Gosport, perfect for families and commuters alike. This spacious property boasts three well-proportioned bedrooms and a comfortable reception room, making it an ideal home for those seeking both space and convenience.

As you enter, you will find a generous lounge featuring a delightful log burner, perfect for cosy evenings. The modern fitted kitchen is designed for practicality and style, while the conservatory, currently utilised as a dining room, offers a bright and airy space to enjoy meals with family and friends. The ground floor is further enhanced by the benefits of double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Upstairs, the three bedrooms provide ample space for relaxation, and the bathroom is conveniently located to serve the household. Additionally, there is loft access via a ladder, with the loft being boarded for extra storage, catering to all your organisational needs.

Outside, the property features an enclosed rear garden, complete with power points and a tap, making it a versatile space for outdoor activities. There is also rear access through a gate, adding to the convenience of the property. To the front, a driveway offers off-road parking for two vehicles, leading to a garage equipped with light, providing further storage options.

This property presents a prime investment opportunity, offering a strong and consistent rental yield of 6%. With a potential rental income of £1475.00 per calendar month, this property generates an attractive annual income of £17,700.

Situated on the outskirts of Gosport, this home is ideally located near bus routes and schools, making it a practical choice for families and those commuting to nearby areas. This property is a wonderful opportunity for anyone looking to settle in a welcoming community.

Call today to arrange a viewing
02392 004660
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PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

15'11 x 11'11 (4.85m x 3.63m)

KITCHEN

14'11 x 7'9 (4.55m x 2.36m)

CONSERVATORY/DINING ROOM

12'4 x 8'6 (3.76m x 2.59m)

LANDING

BEDROOM ONE

13'0 x 8'4 (3.96m x 2.54m)

BEDROOM TWO

11'3 x 9'1 (3.43m x 2.77m)

BEDROOM THREE

9'7 x 6'6 (2.92m x 1.98m)

BATHROOM

5'10 x 5'3 (1.78m x 1.60m)

OUTSIDE

DRIVEWAY

GARAGE

ENCLOSED REAR GARDEN

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

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.

SOLICITOR

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 | | |
| (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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