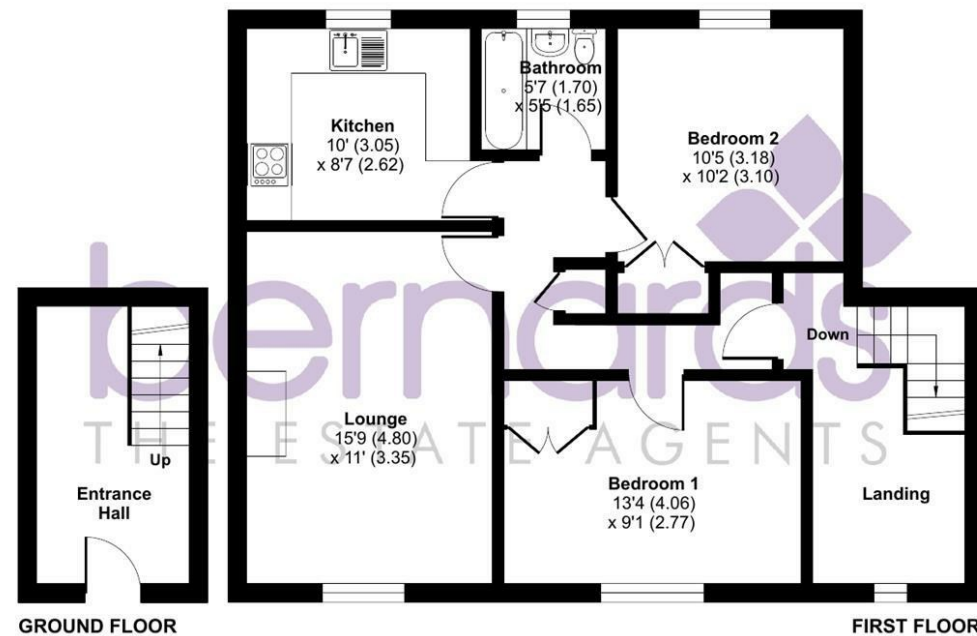
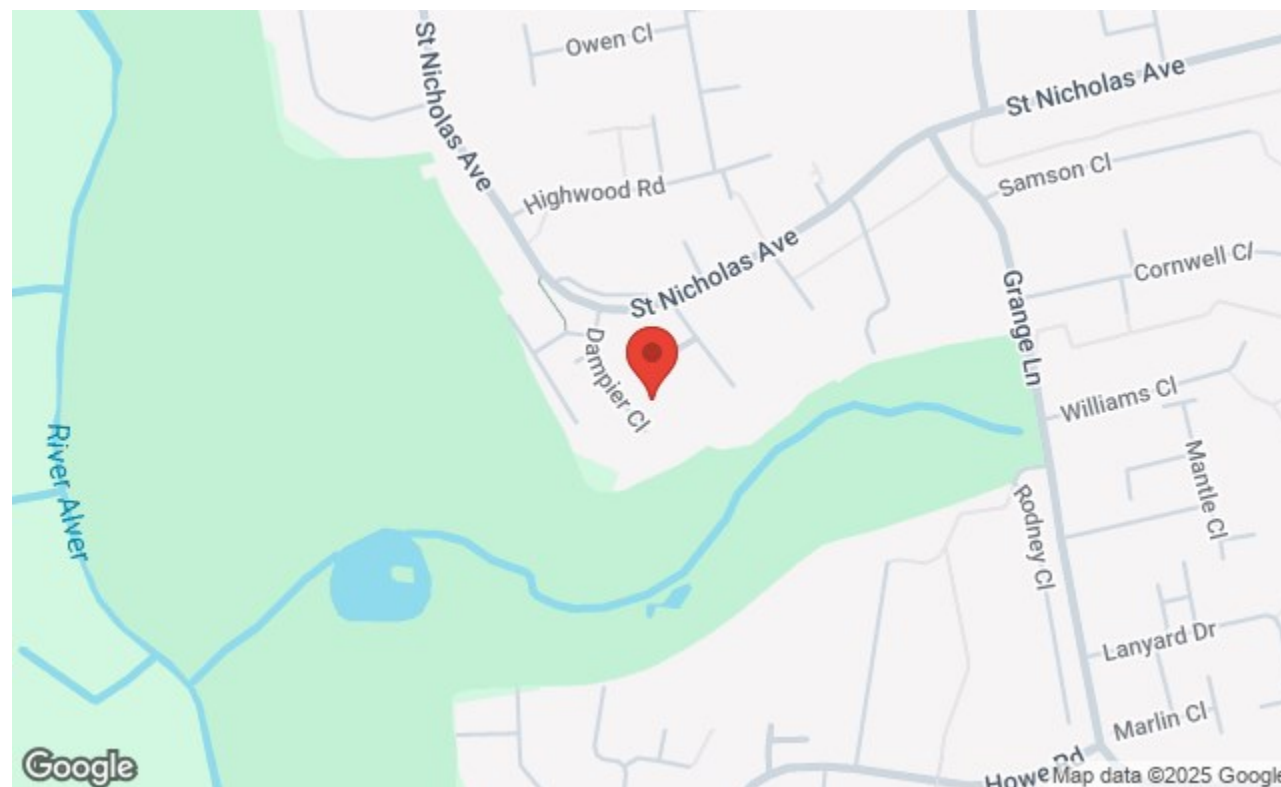


Dampier Close, Gosport, PO13

Approximate Area = 657 sq ft / 61 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1286761



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



Asking Price £184,995

Dampier Close, Gosport PO13 9SB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR MAISONETTE
- ❖ TWO DOUBLE BEDROOMS
- ❖ LARGE ENCLOSED REAR GARDEN
- ❖ OFF ROAD PARKING
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ NO ONWARD CHAIN
- ❖ CUL DE SAC
- ❖ IDEAL FIRST TIME BUY
- ❖ CLOSE TO BUS ROUTES & SHOPS

Bernards is pleased to present this charming two-bedroom first-floor maisonette, situated in the peaceful cul-de-sac of Dampier Close, Gosport. Built circa 1950, this well-maintained property offers a delightful blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you will find a welcoming atmosphere enhanced by double glazing and gas central heating, ensuring a warm and inviting home throughout the year. The spacious lounge provides an excellent space for relaxation and entertaining, while the fitted kitchen is both practical and functional, perfect for preparing meals.

The maisonette boasts two generously sized double bedrooms, each equipped with fitted wardrobes, offering ample storage space. The modern shower room adds a touch of contemporary style, making daily routines a pleasure.

One of the standout features of this property is the private garden, providing a tranquil outdoor space

for gardening or simply enjoying the fresh air. Additionally, the property benefits from its own front door entrance, ensuring privacy and independence.

With no onward chain, this home is ready for you to move in without delay. The location is particularly advantageous, being close to Alver Village, which offers a variety of shops, schools, and convenient bus routes, making daily life effortless.

Furthermore, the property includes a driveway for off-road parking, a valuable asset in this desirable area. This maisonette is a wonderful opportunity to acquire a lovely home in a sought-after location. We invite you to view this property and discover all it has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LANDING

LIVING ROOM

15'9 x 11'0 (4.80m x 3.35m)

KITCHEN

10'0 x 8'7 (3.05m x 2.62m)

BEDROOM ONE

13'4 x 9'1 (4.06m x 2.77m)

BEDROOM TWO

10'5 x 10'2 (3.18m x 3.10m)

SHOWER ROOM

5'7 x 5'5 (1.70m x 1.65m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

TWO STORAGE SHEDS

LEASEHOLD INFORMATION

Service Charge £1198.05 Per Annum.

101 Years Remaining On The Lease.

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!

REMOVALS

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.

ANTI MONEY LAUNDERING

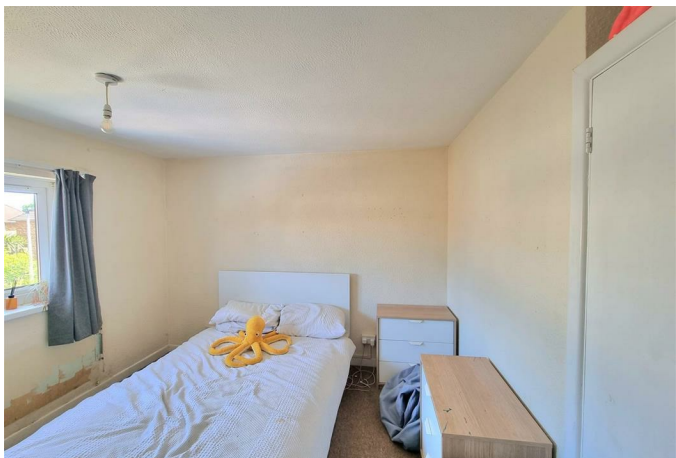
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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

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.

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.



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	67	76
England & Wales		



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