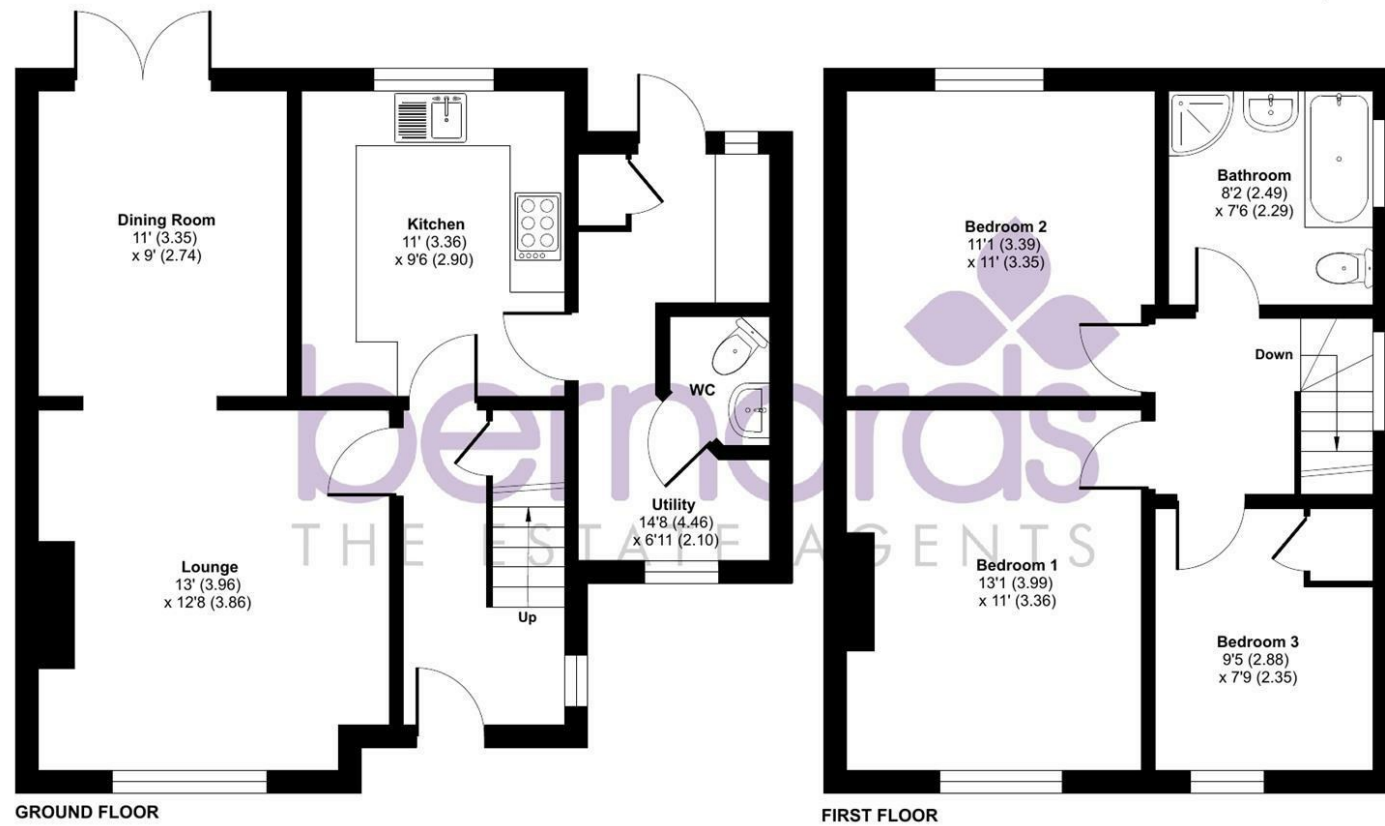


Portal Road, Gosport, PO13

Approximate Area = 1025 sq ft / 95.2 sq m
or identification only - Not to scale



This floor plan was constructed using measurements provided to ©nchecon 2025 by a third party. Produced for Bernards Estate and Letting Agents Ltd. REF: 1287275



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



Offers Over £250,000

Portal Road, Gosport PO13 0JH

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THE ESTATE AGENTS



HIGHLIGHTS

- WELL PRESENTED SEMI DETACHED HOUSE
- THREE GOOD SIZE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- ATTRACTIVE FRONT & REAR GARDENS
- DOWNSTAIRS WC
- ON STREET PARKING
- UTILITY ROOM

****Price Range £250,000 - £260,000****

Bernards is pleased to present this charming three-bedroom semi-detached house located on Portal Road in Gosport. Built circa 1950, this well-maintained property spans an impressive 1,025 square feet and is perfect for families or those seeking a comfortable home with ample space.

As you enter the house, you will find a welcoming downstairs WC, leading into a generous living room that flows seamlessly into a separate dining area, ideal for entertaining guests or enjoying family meals. The fitted kitchen is practical and functional, complemented by a separate utility room that adds convenience to daily living.

Upstairs, the property boasts three good-sized bedrooms, providing plenty of room for rest and relaxation. The spacious bathroom is well-appointed, ensuring comfort for all residents.

One of the standout features of this home is the unusually private front and rear gardens, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day. Additionally, on-street parking is available.

Situated on the outskirts of Gosport, this property is well-positioned for commuters, providing easy access to local transport links. With double glazing and gas central heating throughout, this house is not only inviting but also energy-efficient.

This delightful home is a rare find in a sought-after area, and we invite you to come and experience its charm for yourself. Don't miss the opportunity to make this lovely house your new home.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

13'0 x 12'8 (3.96m x 3.86m)

DINING ROOM

11'0 x 9'0 (3.35m x 2.74m)

KITCHEN

11'0 x 9'6 (3.35m x 2.90m)

UTILITY ROOM

14'8 x 6'11 (4.47m x 2.11m)

LANDING

BEDROOM ONE

13'1 x 11'0 (3.99m x 3.35m)

BEDROOM TWO

11'1 x 11'0 (3.38m x 3.35m)

BEDROOM THREE

9'5 x 6'8 (2.87m x 2.03m)

BATHROOM

8'2 x 7'6 (2.49m x 2.29m)

OUTSIDE

FRONT & REAR GARDENS

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.

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.

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

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.

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!

FREEHOLD / COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			72
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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