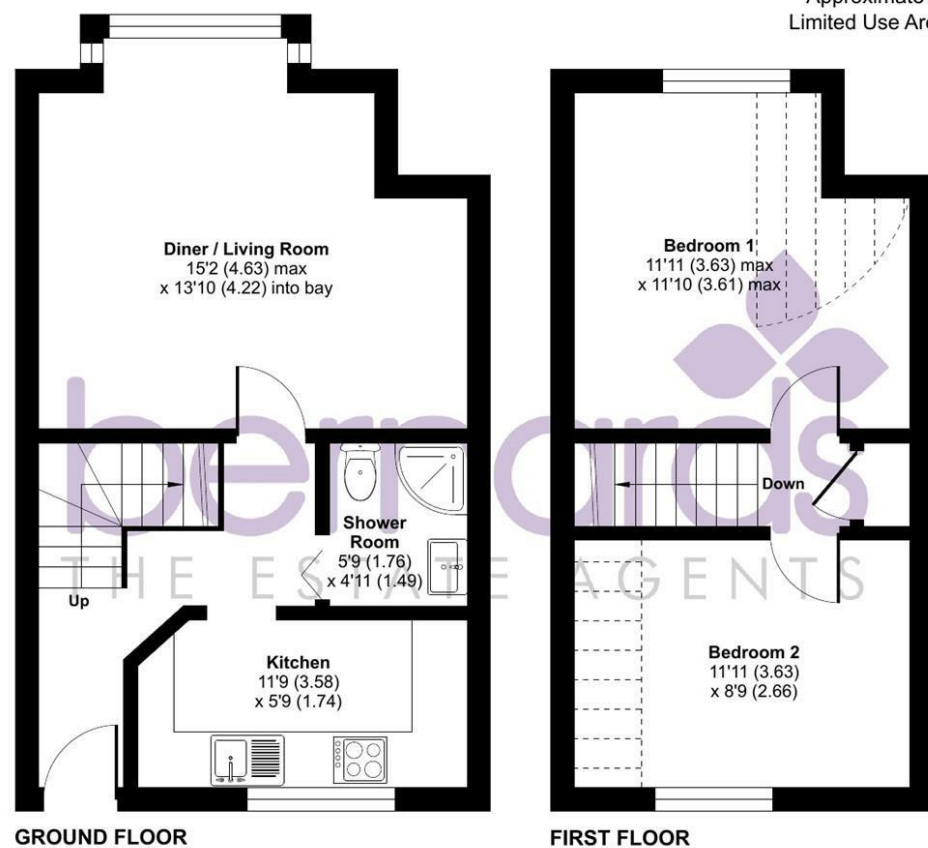


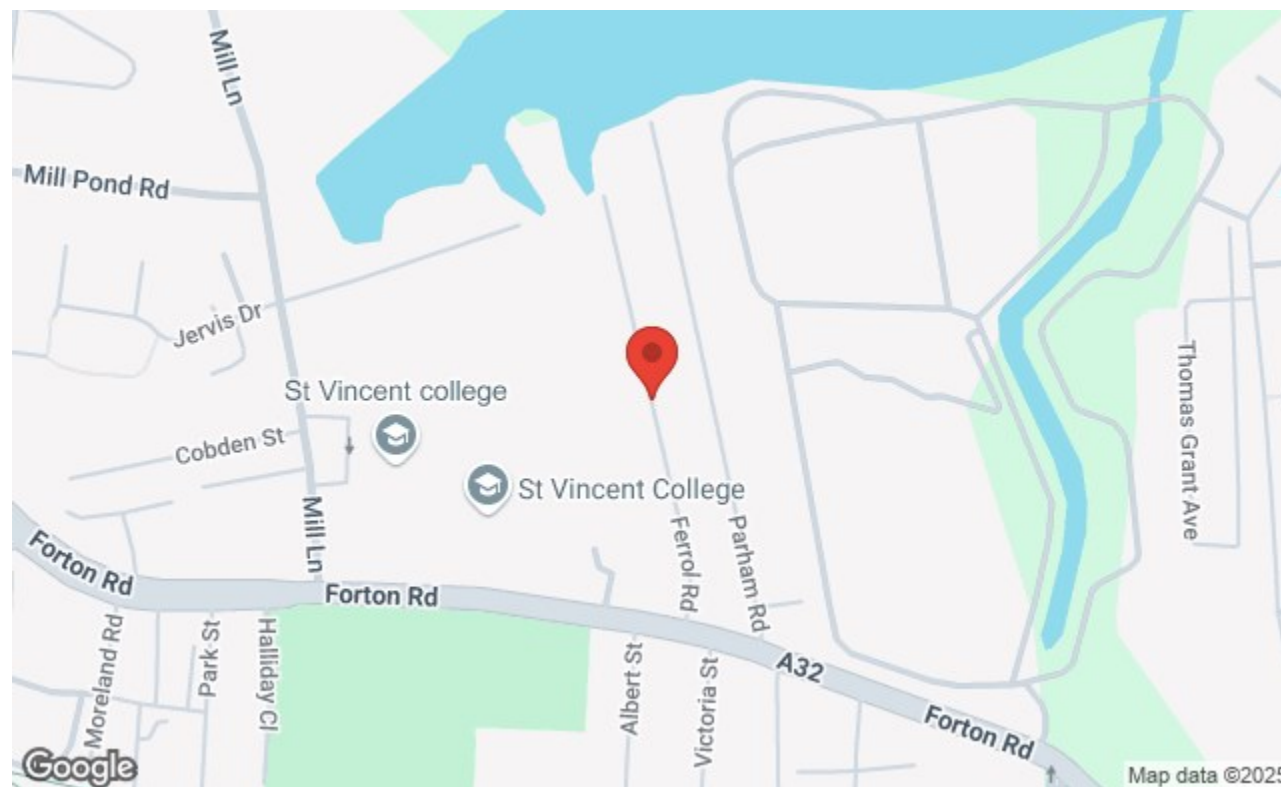
Ferrol Road, Gosport, PO12

Approximate Area = 546 sq ft / 50.7 sq m
Limited Use Area(s) = 109 sq ft / 10.1 sq m
Total = 655 sq ft / 60.8 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1284255



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



FOR SALE

Asking Price £150,000

Ferrol Road, Gosport PO12 4UG

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR MAISONETTE
- ❖ ALLOCATED PARKING
- ❖ NEWLY FITTED KITCHEN
- ❖ SPACIOUS LOUNGE/DINER
- ❖ CLOSE TO GOSPORT TOWN CENTRE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ NO ONWARD CHAIN

Bernards is delighted to present this charming maisonette located on Ferrol Road in Gosport. This well-maintained property boasts a generous 546 square feet of living space, making it an ideal choice for first-time buyers or those seeking a buy-to-let investment with a promising potential yield of 9%.

The maisonette features two spacious double bedrooms, providing ample room for relaxation and rest. The modern fitted kitchen, installed just two years ago, is both stylish and functional, perfect for those who enjoy cooking and entertaining. The property also benefits from a spacious lounge/diner, creating a welcoming atmosphere for family gatherings or quiet evenings in.

Additional highlights include double glazing throughout, ensuring warmth and energy efficiency, as well as gas central heating with a

combi boiler that was installed around 2020. The property has been recently replastered and features new internal doors, adding to its contemporary appeal.

With its own front door entrance and allocated parking for one vehicle, this maisonette offers both convenience and privacy. Its location is particularly advantageous, being close to Gosport town centre, where you can find a variety of shops, restaurants, and local amenities.

This property is offered with no onward chain, making it an attractive option for those looking to move quickly. Don't miss the opportunity to make this delightful maisonette your new home or investment.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

11'9 x 5'9 (3.58m x 1.75m)

LOUNGE/DINER

15'2 x 13'10 (4.62m x 4.22m)

SHOWER ROOM

5'9 x 4'11 (1.75m x 1.50m)

LANDING

BEDROOM ONE

11'11 x 11'10 (3.63m x 3.61m)

BEDROOM TWO

11'11 x 8'9 (3.63m x 2.67m)

OUTSIDE

ALLOCATED PARKING

AGENTS NOTE

We understand that the current service charges are £1300 per annum & there is a Peppercorn ground rent.

We also understand that there is the remainder of a 999 year lease from 1993.

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.

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.

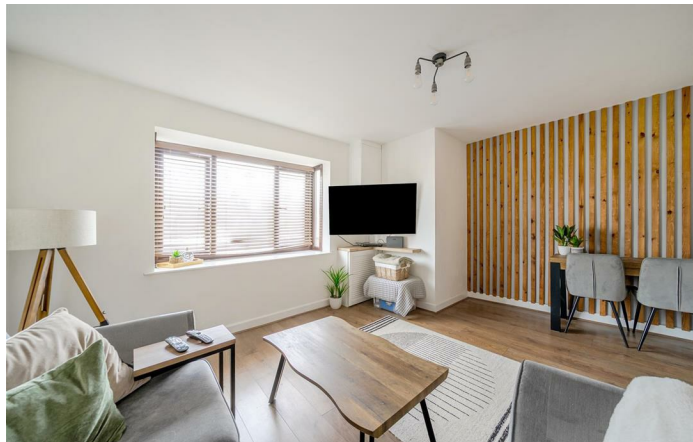
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

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		
(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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