

Guide Price £175,000

St. Nicholas Avenue, Gosport PO13
9RP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR MAISONETTE
- ❖ TWO DOUBLE BEDROOMS
- ❖ LARGE ENCLOSED REAR GARDEN
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ NO ONWARD CHAIN
- ❖ IDEAL FIRST TIME BUY
- ❖ 100 YEAR + LEASE REMAINING
- ❖ NEW CARPETS & DECOR
- CLOSE TO LOCAL SHOPS

****Guide Price £175,000 - £185,000****

Bernards is pleased to present this charming two-bedroom first floor maisonette located on St. Nicholas Avenue in the desirable area of Gosport. This property is an excellent opportunity for first-time buyers, offering a perfect blend of comfort and convenience.

The maisonette features a welcoming reception room that provides a spacious area for relaxation and entertaining. The two double bedrooms are generously sized, ensuring ample space for rest and personal belongings. The kitchen is functional and well-equipped, while the bathroom is conveniently located to serve both bedrooms and guests alike.

One of the standout features of this property is the large enclosed rear garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage providing

practical solutions for your storage and transportation needs.

The maisonette benefits from double glazing and gas central heating, ensuring a warm and energy-efficient home throughout the year. With its own front door entrance, you will enjoy a sense of privacy and independence.

Situated within walking distance to the Alver Village shops, schools, and bus routes, this property is perfectly positioned for easy access to local amenities and transport links. With no onward chain, this maisonette is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in Gosport.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk





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PROPERTY INFORMATION

ENTRANCE HALL

FIRST FLOOR LANDING

KITCHEN

10'8 x 8'8 (3.25m x 2.64m)

LIVING ROOM

15'9 x 10'9 (4.80m x 3.28m)

BEDROOM ONE

15'5 x 9'1 (4.70m x 2.77m)

BEDROOM TWO

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

BATHROOM

5'9 x 5'6 (1.75m x 1.68m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

Located in a nearby block.

LEASEHOLD INFORMATION

We are informed by our seller the annual service charge is £1349. Remainder of 125 year lease that started in 2001.

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



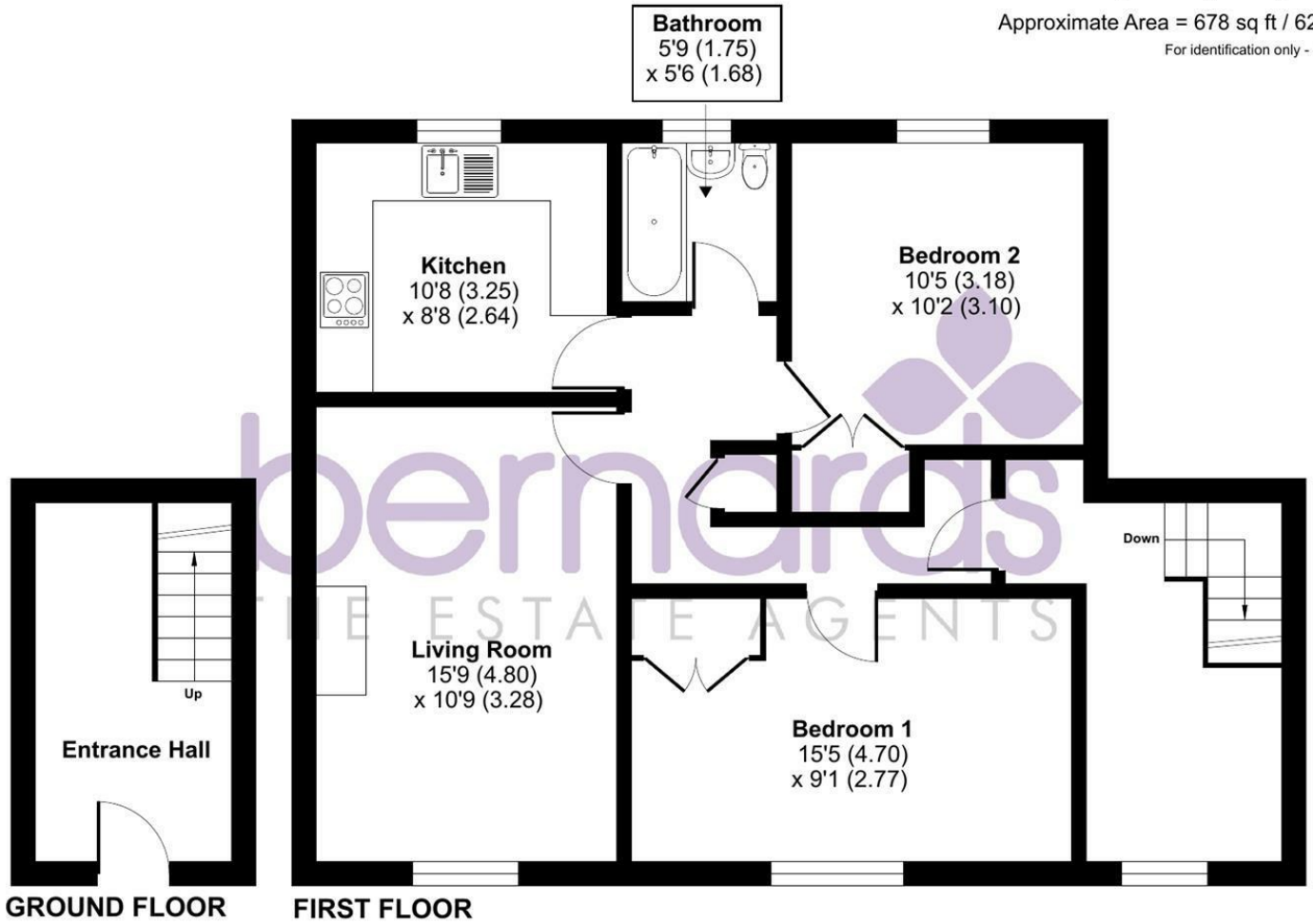
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
EU Directive 2002/91/EC		
England & Wales		



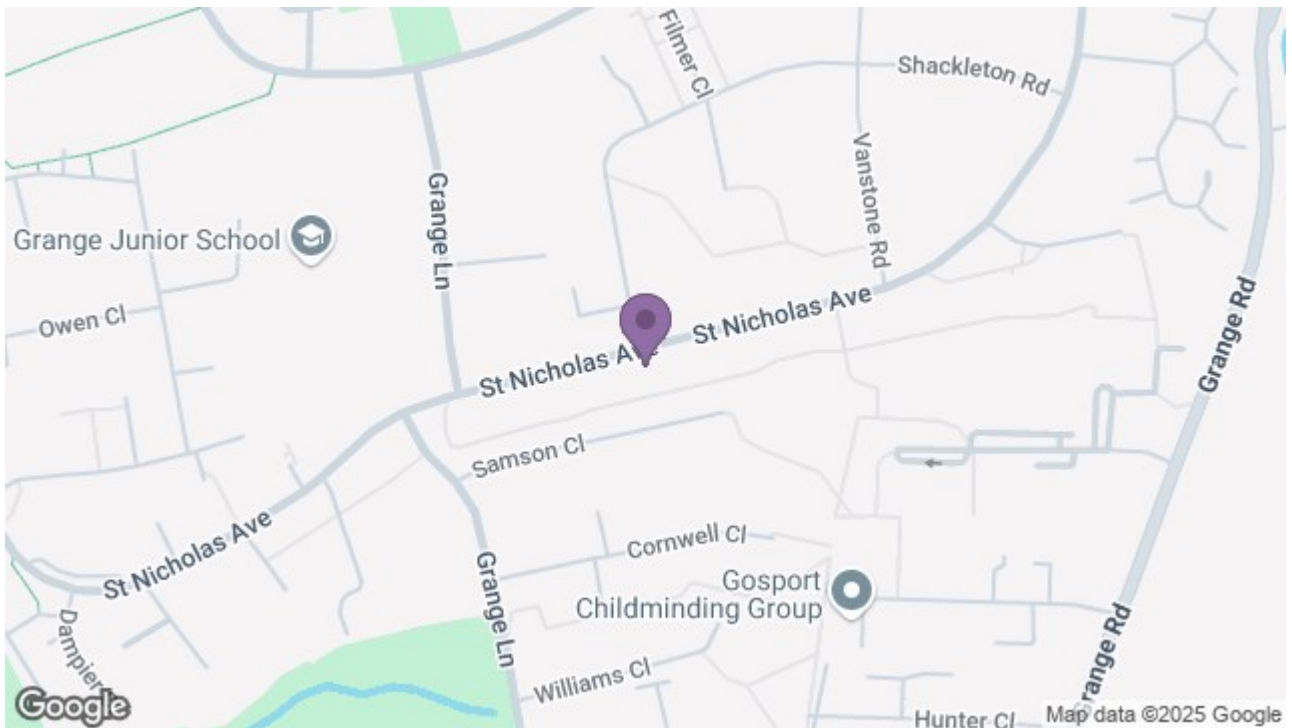
St. Nicholas Avenue, Gosport, PO13

Approximate Area = 678 sq ft / 62.9 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1290979



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