

£360,000

Palmyra Road, Gosport PO12 4EH

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THE ESTATE AGENTS



## HIGHLIGHTS

This Impressive looking detached building would make a great investment opportunity, or alternatively could be converted back into one large family home with 4/5 bedrooms.

Currently configured as two flats which when last rented achieved a total rental income of £2100 pcm.

The front entrance of the property leads through into the hallway which currently has doors into both flats.

The Ground Floor Flat has a large bay fronted bedroom, living room, bathroom and large kitchen diner. To the rear of the kitchen there is a storage room.

The First Floor Flat is accessed from the stairs in the communal hallway and has two double bedrooms, bathroom, kitchen and double aspect living room.

The loft area is accessed via stairs from the first floor kitchen, it has a window and could be converted into a room subject to the necessary planning consents.

The property has many character features, high ceilings, and electric heating and neutral decor throughout.

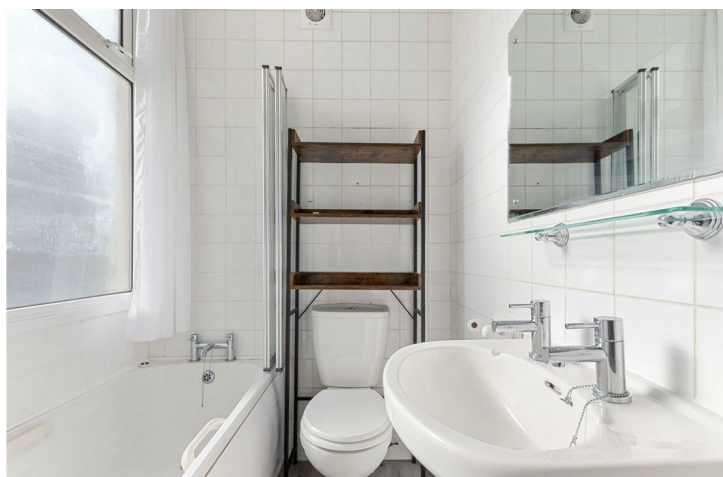
There is driveway parking to the front with room for several cars and to the rear a lawned garden currently shared by both flats.

The property is offered with no forward chain and offers flexibility and choice of how to utilise the space for your own needs.

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# PROPERTY INFORMATION

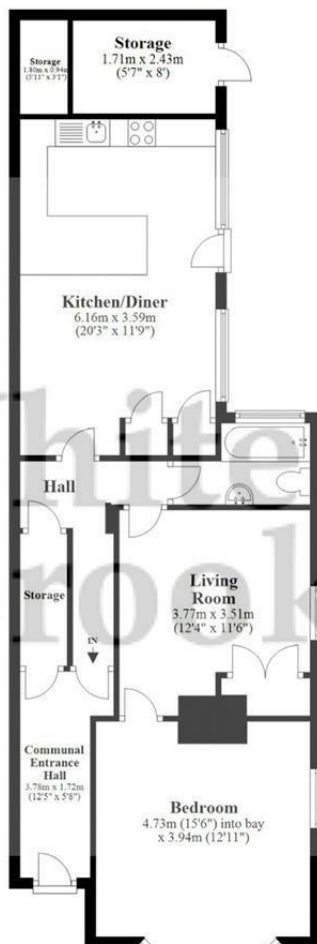


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	71
England & Wales	EU Directive 2002/91/EC	

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## Ground Floor

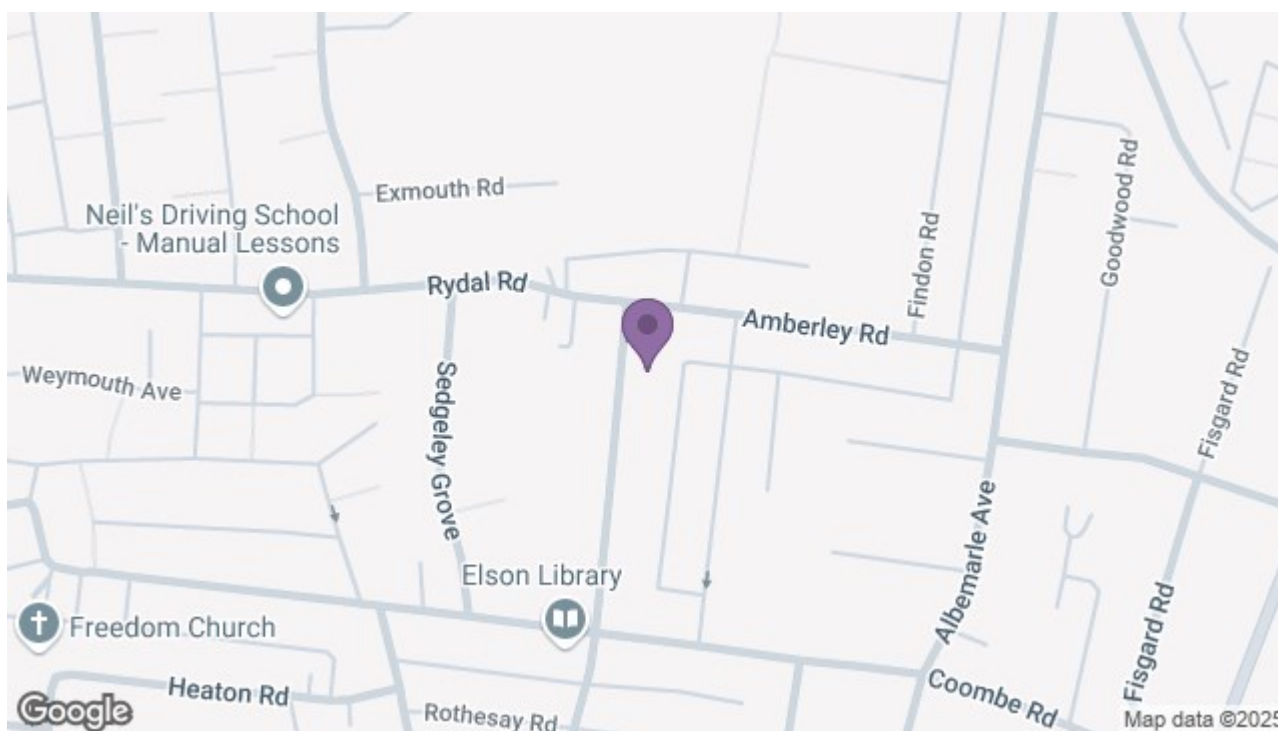
Main area: approx. 63.1 sq. metres (679.4 sq. feet)  
Plus outbuildings, approx. 6.0 sq. metres (64.8 sq. feet)  
Plus communal area, approx. 5.2 sq. metres (56.2 sq. feet)



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This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.



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