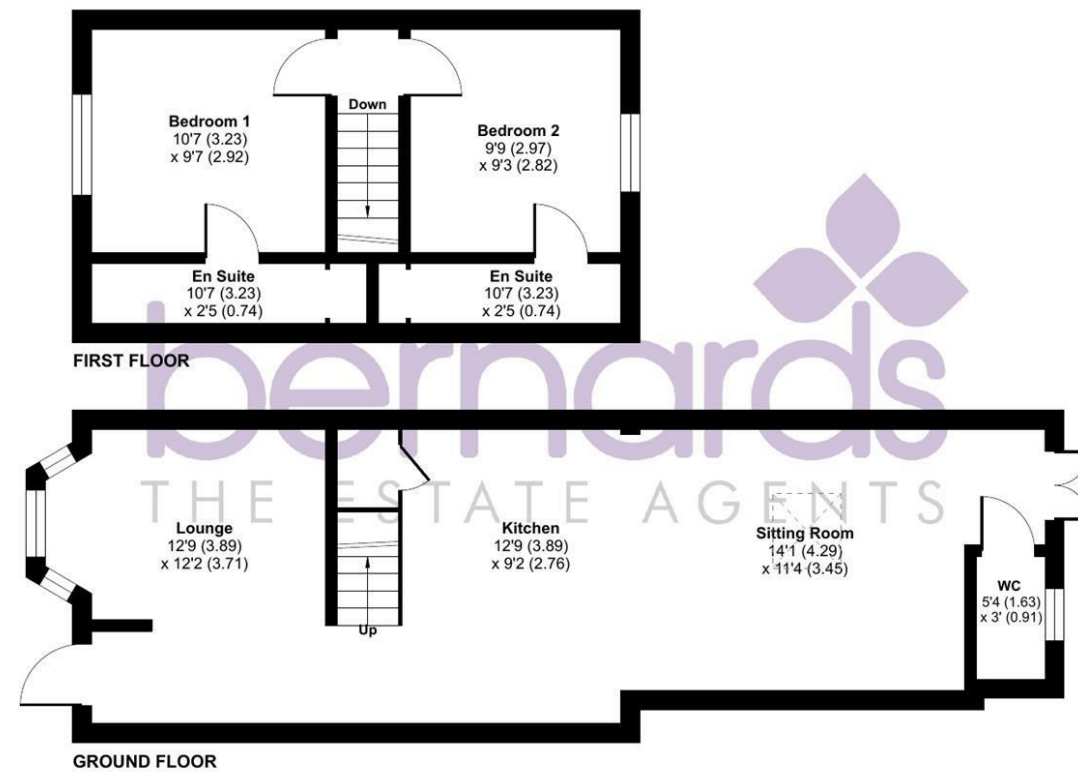


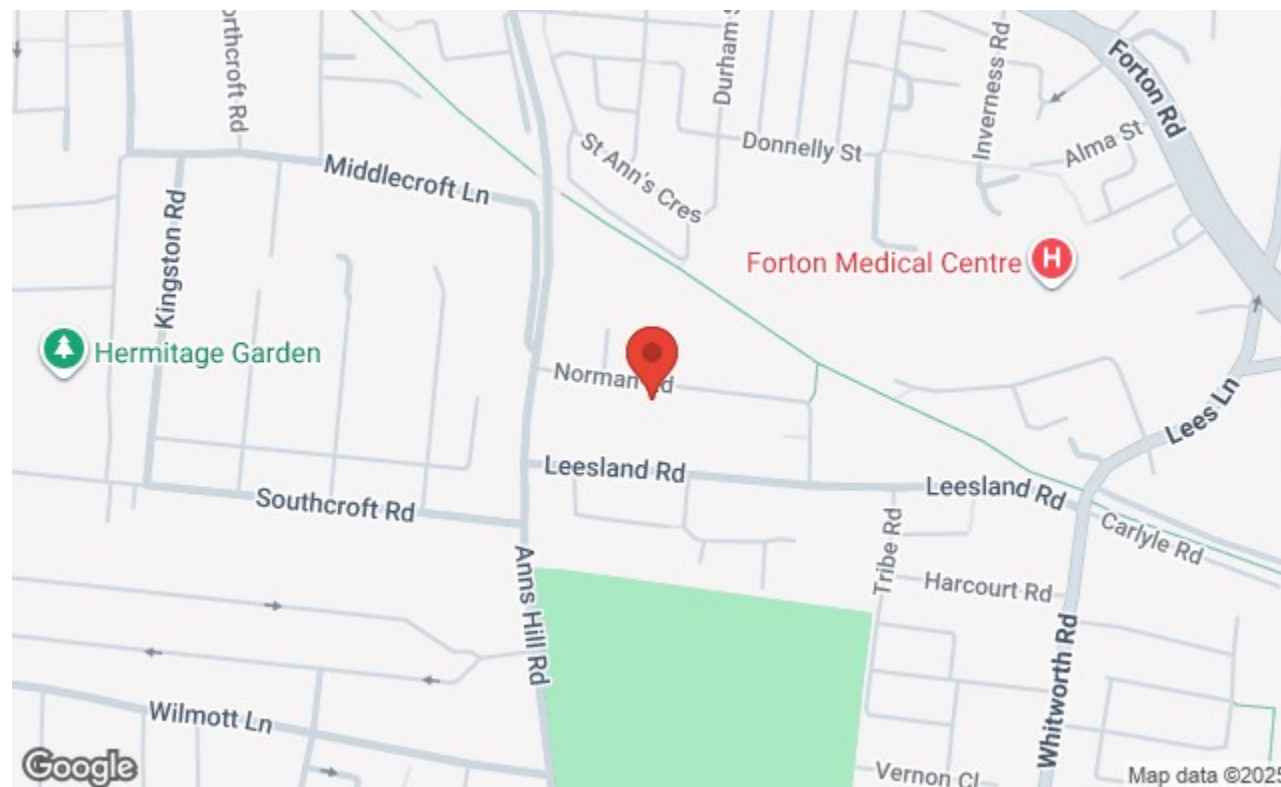
Norman Road, Gosport, PO12

Approximate Area = 803 sq ft / 74.6 sq m

For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2025 by a third party.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1316763



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



Offers Over £240,000

Norman Road, Gosport PO12 3NA

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ EXTENDED HOUSE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ MODERN FITTED KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ TWO EN SUITE SHOWER ROOMS
- ❖ SOUTH FACING GARDEN
- ❖ NO ONWARD CHAIN
- ❖ AN IDEAL FIRST TIME BUY
- ❖ TWO DOUBLE BEDROOMS

Bernards is pleased to present this charming extended two-bedroom terraced house located on Norman Road in the desirable area of Gosport. Built circa 1900, this property combines period features with modern conveniences, making it an ideal choice for first-time buyers or those seeking a buy-to-let investment.

Upon entering, you are welcomed into a spacious living room, which boasts a delightful feature bay window, allowing natural light to flood the space. The modern fitted kitchen is equipped with integrated appliances, providing a functional area for culinary pursuits. This leads seamlessly into a sitting room adorned with an orangery-style roof, creating a bright and airy atmosphere, perfect for relaxation or

entertaining guests. Additionally, there is a convenient downstairs WC.

The first floor comprises two generously sized double bedrooms, each featuring en suite shower rooms, ensuring privacy and comfort for all occupants.

Outside, the property benefits from an enclosed garden with a southerly aspect, ideal for enjoying sunny days and outdoor gatherings. Recent upgrades include a new gas central heating system and an electrical rewire completed within the last two years, providing peace of mind for the new owner.

With no onward chain, this property is ready for immediate occupation. Don't miss the opportunity to make this lovely house your new home or a valuable addition to your property portfolio.

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

- ENTRANCE
- DOWNSTAIRS WC
- LIVING ROOM
12'9 x 12 (3.89m x 3.66m)
- KITCHEN/DINER
12'9 x 9'2 (3.89m x 2.79m)
- SITTING ROOM
14'1 x 11'4 (4.29m x 3.45m)
- LANDING

- BEDROOM ONE
10'7 x 9'2 (3.23m x 2.79m)
- EN SUITE
10'7 x 2'5 (3.23m x 0.74m)
- BEDROOM TWO
9'9 x 9'3 (2.97m x 2.82m)
- EN SUITE
10'7 x 2'5 (3.23m x 0.74m)

- OUTSIDE
- ENCLOSED REAR GARDEN

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.

FREEHOLD / COUNCIL TAX BAND B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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