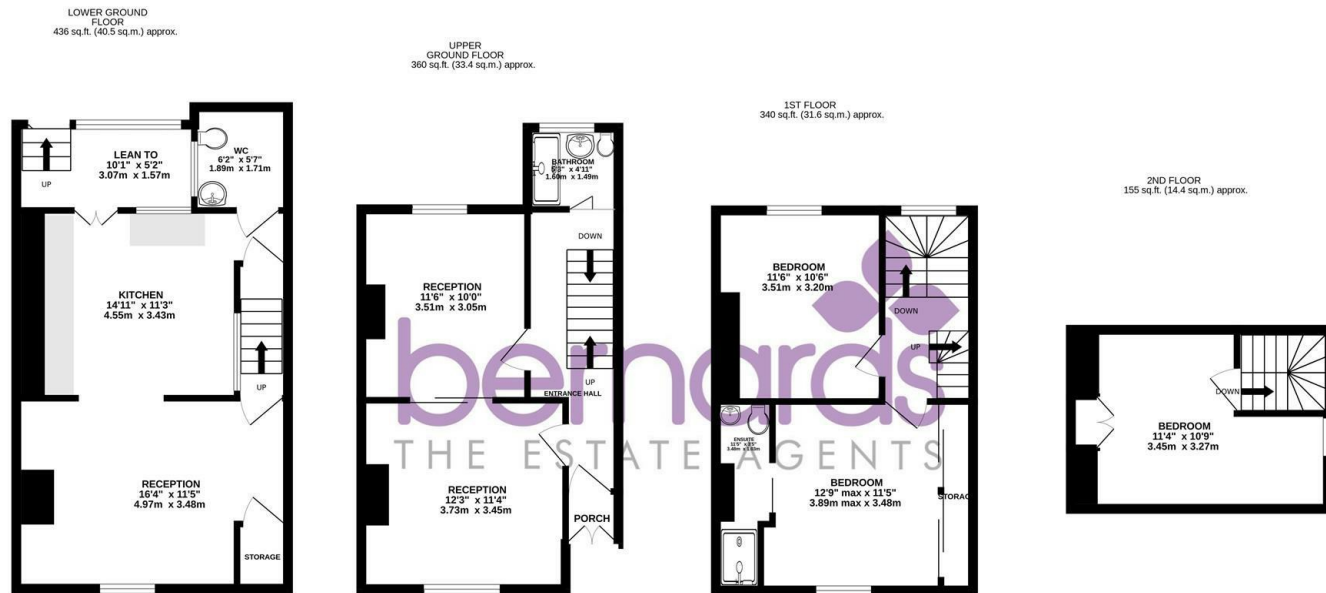




Asking Price £350,000

Molesworth Road, Gosport PO12 1QU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- CHARACTERFUL PROPERTY
- THREE BEDROOMS
- UNIQUE LAYOUT
- PRIVATE PARKING TO THE REAR
- WALKING DISTANCE TO TOWN AND WATERS EDGE
- THREE RECEPTION ROOMS
- WORKING FIRE PLACE
- A COSY YET SPACIOUS HOME
- COTTAGE STYLE REAR GARDEN
- ENSUITE AND FAMILY BATHROOM

Nestled in the heart of the town centre and just a short stroll from the water's edge, this beautifully presented three-bedroom home perfectly combines period charm with modern convenience. Boasting an elegant Regency-style façade with striking iron gates and steps leading to the front door, this property exudes curb appeal.

Upon entering the home on the first floor, you are greeted by a welcoming hallway. The sitting room, with its charming feature fireplace, flows seamlessly into the dining room through double doors, creating a space filled with character features, tall ceilings, and an abundance of natural light. A few steps down lead to the newly refurbished family bathroom, finished to an impeccable standard.

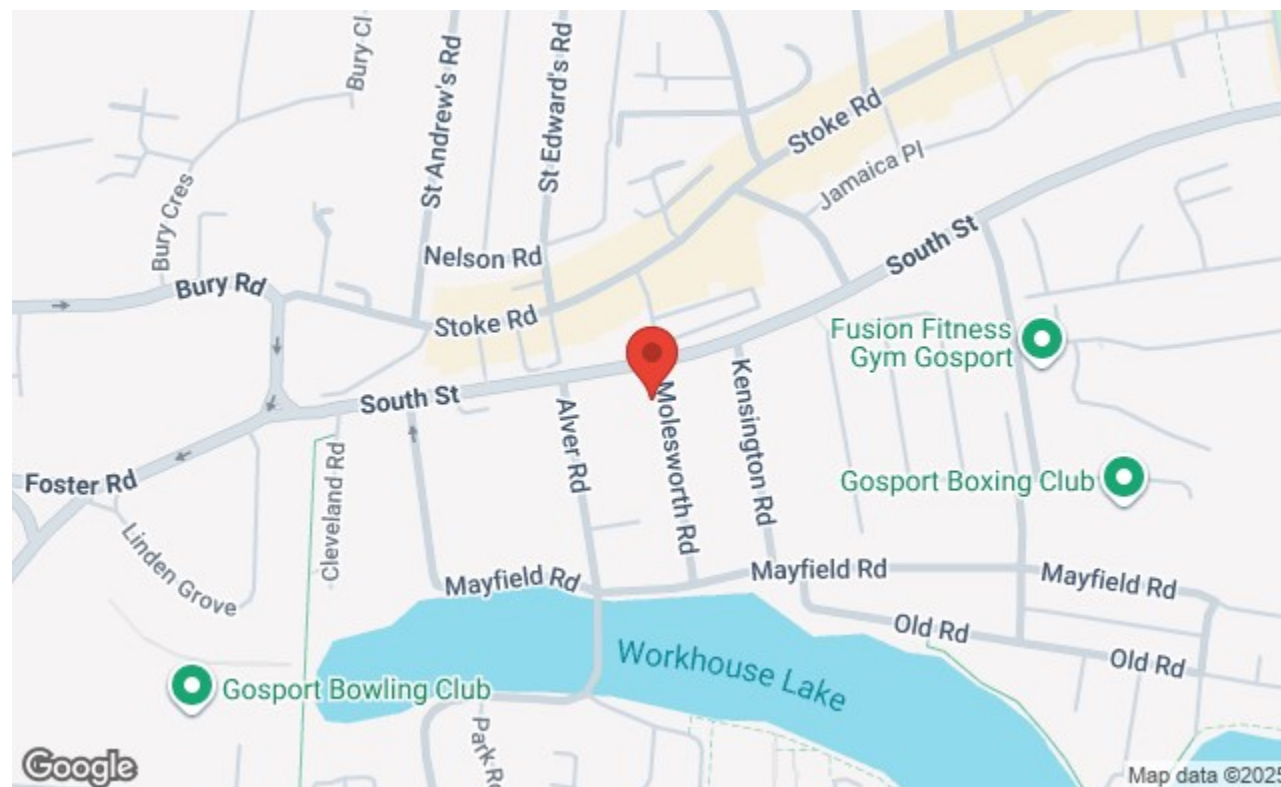
The ground floor is the heart of the home, offering a cosy second sitting room with a working fireplace and exposed brickwork walls that add warmth and texture. This inviting space opens up to a spacious kitchen-diner at the rear of the house, ideal for family gatherings and entertaining. The ground floor also features a practical utility room with a toilet and

access to the conservatory, which leads out to the private rear garden – a tranquil space for relaxing or al fresco dining.

At the end of the rear garden, the property benefits from private parking, providing convenience and security in this central location.

Ascending to the second floor, you will find two generously sized double bedrooms. The master suite is a true retreat, complete with its own private ensuite shower room and fitted wardrobes. The third bedroom, located on the third floor at the top of the house, offers a peaceful and versatile space, perfect as a guest room, home office, or creative studio.

This stunning home, with its blend of period charm and modern touches, offers a rare opportunity to enjoy town-centre living with the added benefit of private parking and being within walking distance of the water's edge.



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



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



PROPERTY INFORMATION

LIVING ROOM
12'2" x 11'3" (3.73 x 3.45)

DINING ROOM
11'6" x 10'0" (3.51 x 3.05)

BATHROOM
5'2" x 4'10" (1.60 x 1.49)

LOUNGE
16'3" x 11'5" (4.97 x 3.48)

KITCHEN
14'11" x 11'3" (4.55 x 3.43)

LEAN TO
10'0" x 5'1" (3.07 x 1.57)

W/C
6'2" x 5'7" (1.89 x 1.71)

BEDROOM ONE
12'9" x 11'5" (3.89 x 3.48)

ENSUITE
4'8" x 3'4" (1.43 x 1.03)

BEDROOM TWO
11'6" x 10'5" (3.51 x 3.20)

BEDROOM THREE
11'3" x 10'8" (3.45 x 3.27)

ANTI-MONEY LAUNDERING (AML)

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!

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.

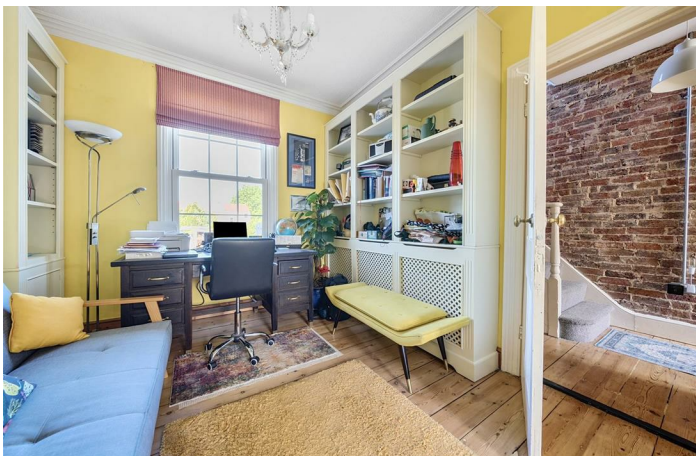
REMOVAL QUOTES

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.

SOLICITOR

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 C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	61
(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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