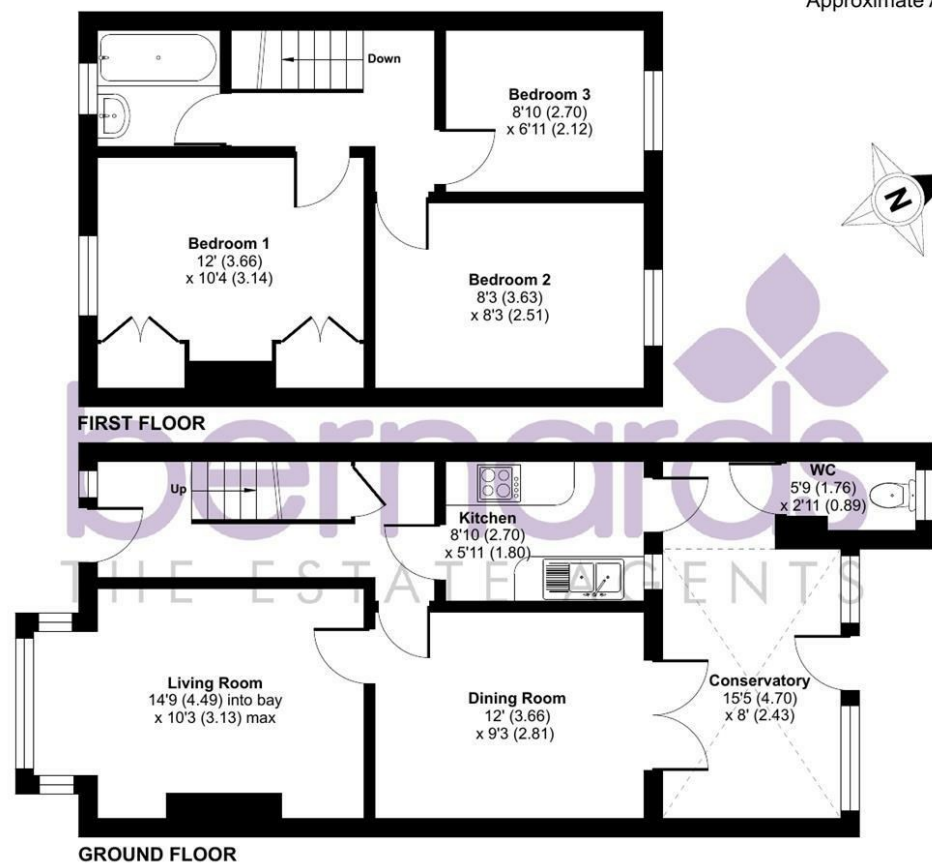
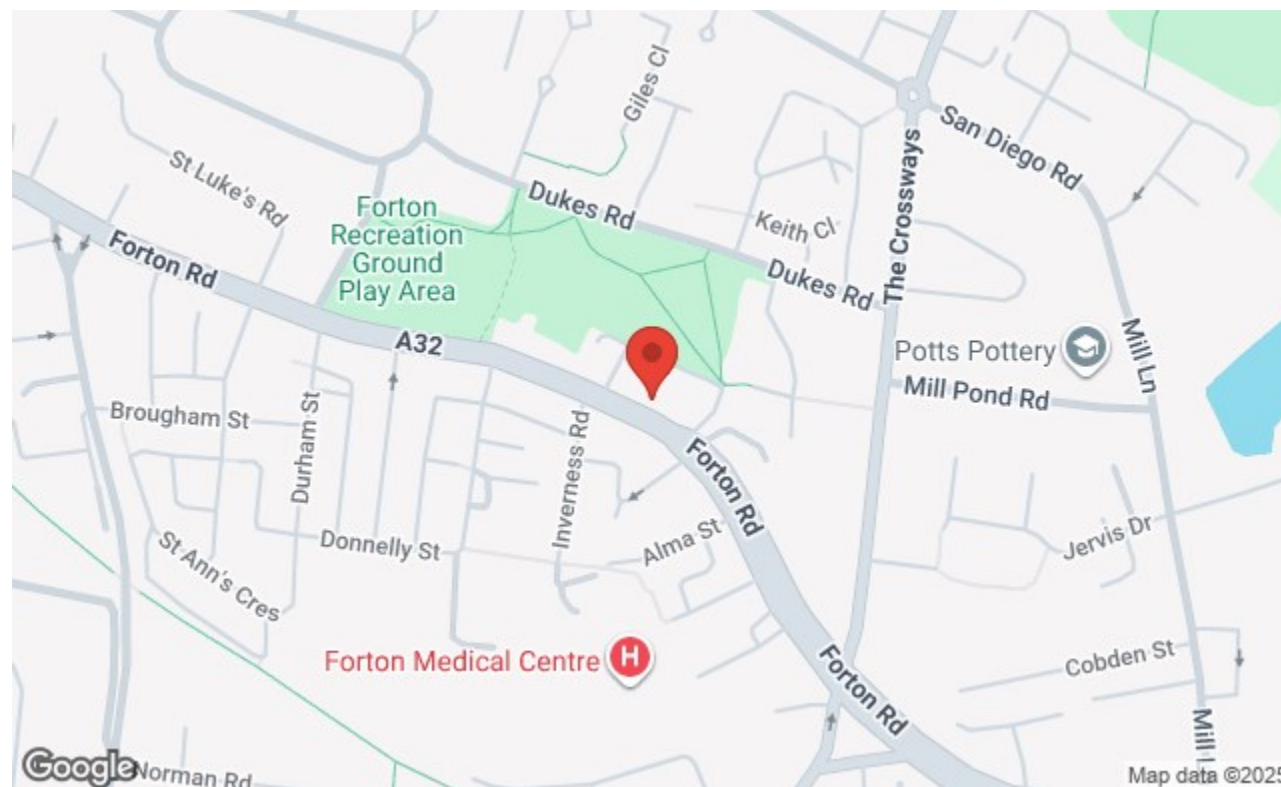


## St. Edwards Terrace, Forton Road, Gosport, PO12

Approximate Area = 950 sq ft / 88.2 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1327613



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



Asking Price £200,000

St Edwards Terrace, Gosport PO12 3HP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ DOWNSTAIRS WC
- ❖ FITTED KITCHEN
- ❖ UPSTAIRS BATHROOM
- ❖ REAR VEHICLE ACCESS
- ❖ NO ONWARD CHAIN
- ❖ CLOSE TO GOSPORT TOWN CENTRE
- ❖ A MUST VIEW!
- SOME UPDATING REQUIRED

\*\*\*\*Unexpectedly Re Available\*\*\*\*

Bernards is pleased to present this charming terraced house located on St Edwards Terrace in Gosport, ideally situated near the town centre. This property, spanning approximately 950 square feet, offers three bedrooms, making it an excellent opportunity for first-time buyers eager to personalise their new home.

Upon entering, you will find two separate reception rooms that provide a welcoming space for relaxation and entertainment. The fitted kitchen is functional and leads to a conservatory, which offers additional light and a pleasant view of the garden. A convenient downstairs WC adds to the practicality of the ground floor layout.

Venturing upstairs, you will discover three bedrooms, each with the potential to be transformed into comfortable living spaces. The bathroom, while in need of some updating,

presents an opportunity for the new owner to create a modern sanctuary.

The rear garden, currently overgrown, requires some maintenance but holds great potential for those with a green thumb. Notably, there is rear vehicle access, which could allow for off-road parking, a valuable asset in this area.

This property is offered with no onward chain, making it an attractive option for those looking to move quickly. Its proximity to local shops, bus routes, and schools enhances its appeal, ensuring that all essential amenities are within easy reach. With a little vision and effort, this house could become a delightful home.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

## LIVING ROOM

14'9 x 10'3 (4.50m x 3.12m)

## DINING ROOM

12 x 9'3 (3.66m x 2.82m)

## KITCHEN

8'10 x 5'11 (2.69m x 1.80m)

## CONSERVATORY

15'5 x 8 (4.70m x 2.44m)

## LANDING

## BEDROOM ONE

12 x 10'4 (3.66m x 3.15m)

## BEDROOM TWO

8'3 x 8'3 (2.51m x 2.51m)

## BEDROOM THREE

8'10 x 6'11 (2.69m x 2.11m)

## BATHROOM

## OUTSIDE

## REAR GARDEN

## ANTI MONEY LAUNDERING

We 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.

## 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.

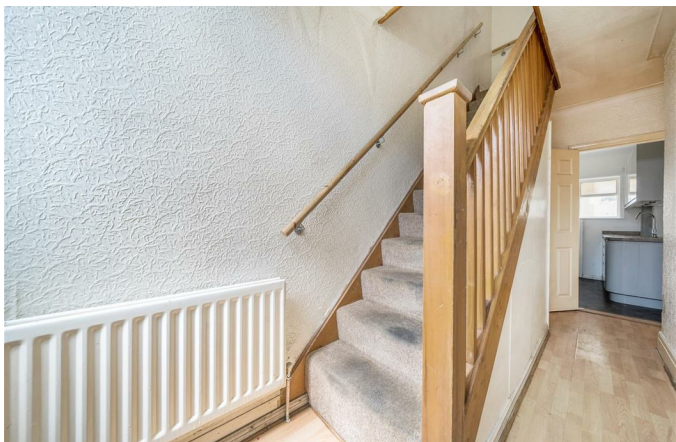
## REMOVAL QUOTES

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.

## 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. We 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		
(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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