

Gordon Road, Gosport, PO12

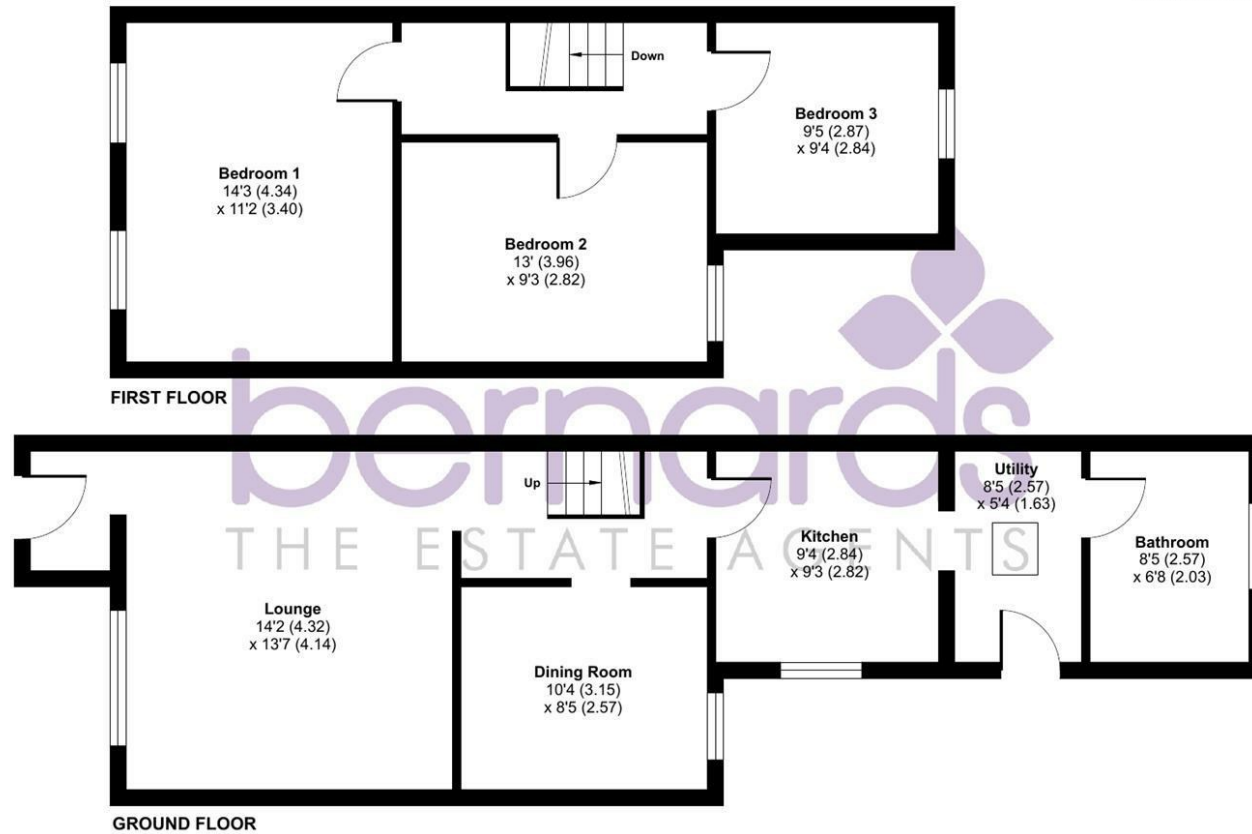
Approximate Area = 995 sq ft / 92.4 sq m
For identification only - Not to scale



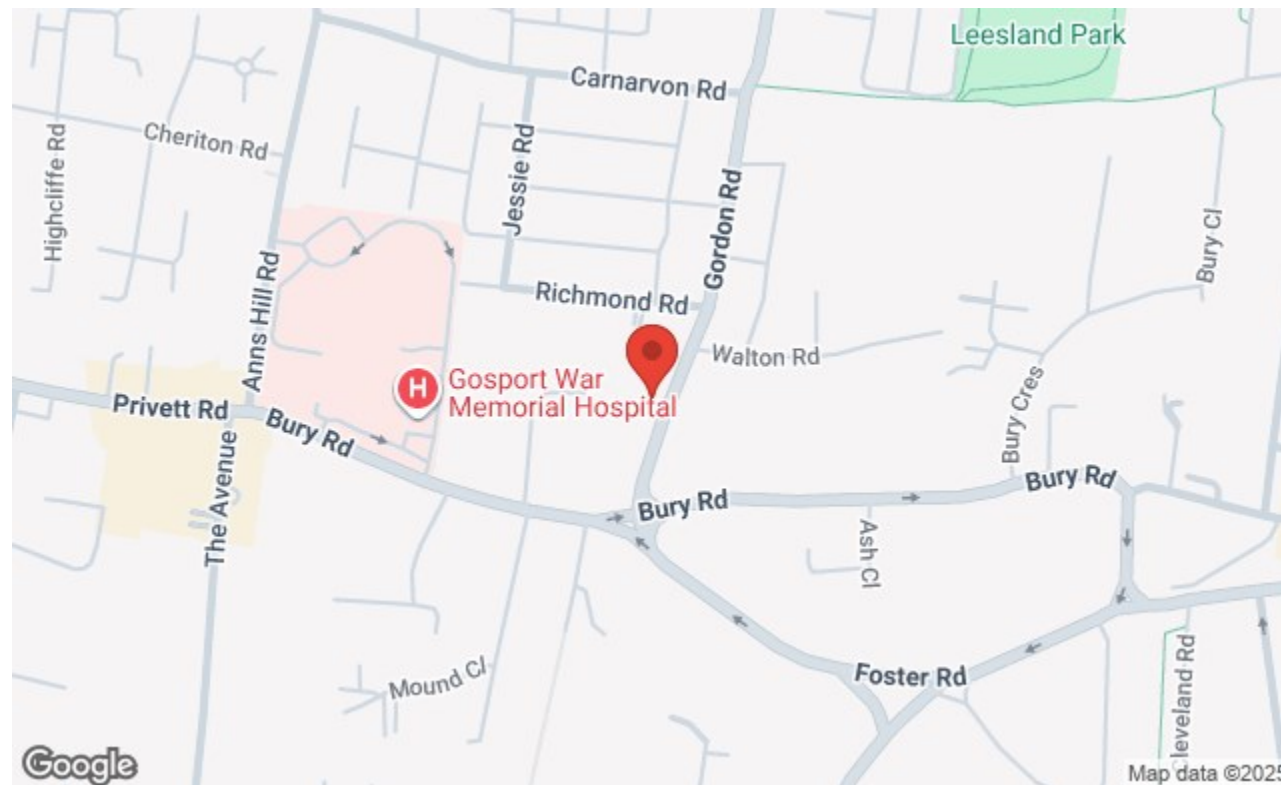
Offers Over £235,000

Gordon Road, Gosport PO12 3QE

bernards
THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1341801



HIGHLIGHTS

- Three double bedrooms
- Two reception rooms
- Fitted kitchen with separate utility area
- Ground floor bathroom
- Double & triple glazing
- Gas central heating
- Potential for off-road parking
- Close to Gosport town centre
- On a bus route
- Enclosed rear garden

**** RE AVAILABLE TO THE SALES MARKET ****

Bernards are delighted to offer for sale this well-presented three-bedroom house, ideally located within the sought-after Bay House School catchment area.

The property benefits from double and triple glazing, as well as gas central heating. On the ground floor, you'll find two spacious reception rooms, a modern fitted kitchen (1 year old approx), a separate utility room, and a

modern bathroom with a separate shower cubicle both electronically controlled.

Upstairs, there are three generously sized double bedrooms and access to the loft, providing additional storage space.

Externally, the home offers an enclosed rear garden complete with a summer house/office. Located on a bus route and within walking distance to local shops and schools, this property is perfectly situated for family living.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE PORCH

LOUNGE

14'2 x 13'7 (4.32m x 4.14m)

DINING ROOM/STUDY

10'4 x 8'5 (3.15m x 2.57m)

KITCHEN

9'4 x 9'3 (2.84m x 2.82m)

UTILITY ROOM

8'5 x 5'4 (2.57m x 1.63m)

BATHROOM

8'5 x 6'8 (2.57m x 2.03m)

LANDING

BEDROOM ONE

14'3 x 11'2 (4.34m x 3.40m)

BEDROOM TWO

13 x 9'3 (3.96m x 2.82m)

BEDROOM THREE

9'5 x 9'4 (2.87m x 2.84m)

OUTSIDE

ENCLOSED REAR GARDEN

SUMMER HOUSE/OFFICE

REAR VEHICLE ACCESS

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

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.

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

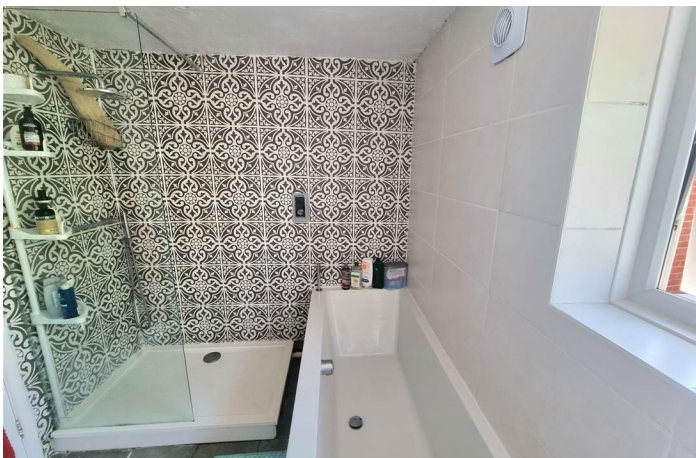
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.

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!

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	73	80
England & Wales		

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