



## Meon Close, Gosport, PO13

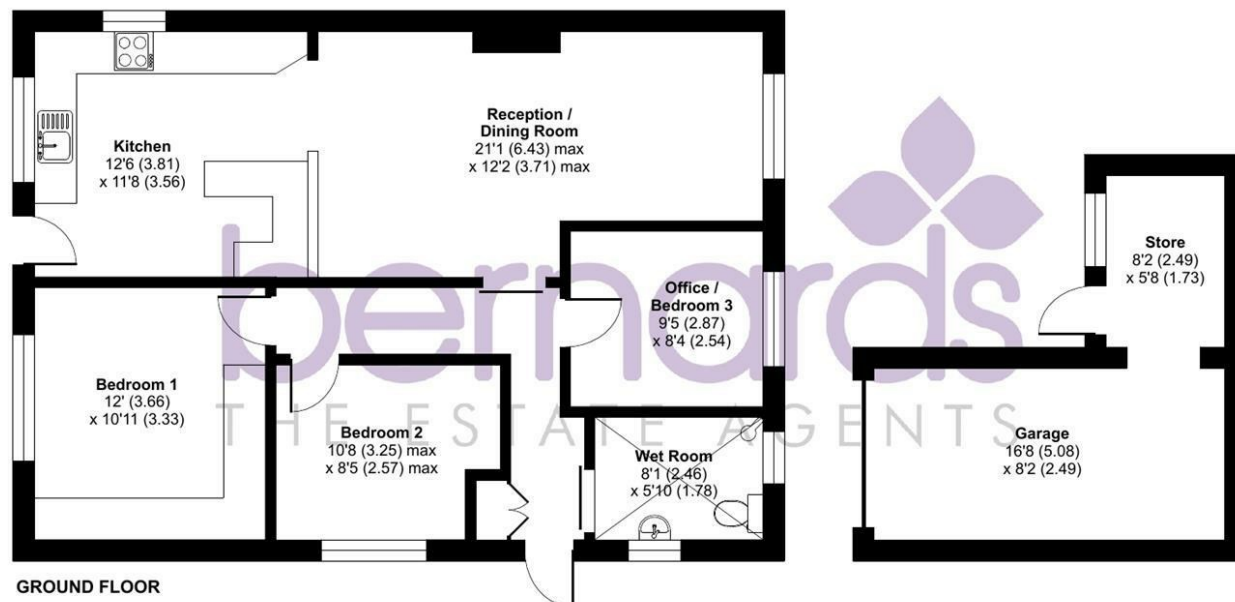
Approximate Area = 837 sq ft / 77.7 sq m  
Garage / Store = 188 sq ft / 17.5 sq m  
Total = 1025 sq ft / 95.2 sq m  
For identification only - Not to scale



Asking Price £310,000

Meon Close, Gosport PO13 0QL

**bernards**  
THE ESTATE AGENTS



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: 1370664



## HIGHLIGHTS

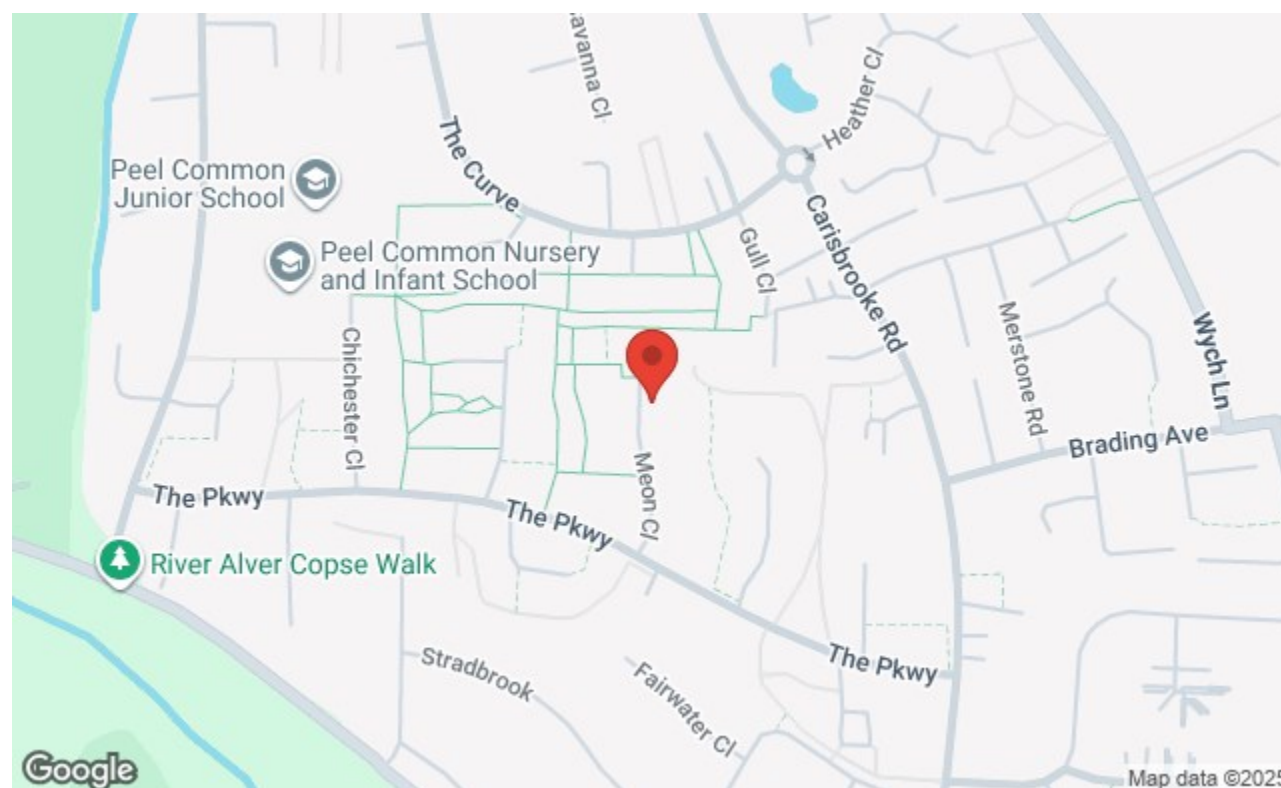
- ❖ Extended detached bungalow
- ❖ Three bedrooms
- ❖ Spacious lounge/dining area
- ❖ Fitted kitchen/breakfast room
- ❖ Gas central heating
- ❖ Owned (not leased) solar panels
- ❖ Additional parking in front of the garage
- ❖ Low-maintenance rear garden
- ❖ Traffic-free frontage

Bernards are delighted to offer for sale this extended freehold detached bungalow, situated in the well-maintained and sought-after Peel Common area of Gosport. Beautifully cared for by the current owner for around 30 years, the property has been well maintained and thoughtfully improved to provide comfortable living, making it particularly suitable for those seeking a disabled-access-friendly home.

The accommodation includes three bedrooms, a modern wet room that was formerly the bathroom, a spacious lounge and dining area, and a fitted kitchen/breakfast room overlooking the rear garden. The bungalow further

benefits from double glazing, gas central heating via a combi boiler installed and serviced in 2022, owned (not leased) solar panels, and additional spray foam insulation in the loft for improved energy efficiency.

Outside, the low-maintenance rear garden features artificial grass, an outside tap and power point, and a personal door into the garage via the garden shed. There is additional parking in front of the garage, and the property enjoys a pleasant traffic-free frontage. Conveniently located close to local shops, schools, bus routes and amenities, this well-presented bungalow is a must-view home in a popular and peaceful location.



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



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# PROPERTY INFORMATION

- ENTRANCE HALL
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINER
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- SHOWER/WET ROOM
- OUTSIDE
- ENCLOSED REAR GARDEN
- GARAGE

**AGENTS NOTE**  
"We have been informed by the seller that there is a current gardening and estate maintenance charge of £620 per annum."

**FREEHOLD / COUNCIL TAX BAND D**

**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!



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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