

Offers Over £285,000

Rowner Close, Gosport PO13 0LY



HIGHLIGHTS

- ❖ Four well-proportioned bedrooms
- ❖ Double glazing and gas central heating
- ❖ Large living room
- ❖ Separate dining room with feature log burner
- ❖ Extended kitchen/breakfast room
- ❖ Large workshop
- ❖ Substantial rear garden with greenhouse
- ❖ Chain-free sale
- Close to local schools and bus routes

Bernards are delighted to offer for sale this chain-free four-bedroom house, situated on the outskirts of Gosport.

The property benefits from double glazing and gas central heating throughout.

On the ground floor, you'll find an entrance porch opening into a spacious hallway, a large living room, and a separate dining room with a feature log burner. The property has also been extended to the rear, providing a

generous kitchen/breakfast room.

Upstairs, there are four well-proportioned bedrooms and a modern shower room.

Externally, the home offers side pedestrian access, an outdoor WC, storage shed, a large workshop, and a substantial rear garden complete with a greenhouse.

This property is ideal for commuters needing access out of the area, while also being conveniently close to local schools and bus routes.

Call today to arrange a viewing

02392 004660

www.bernardsea.co.uk





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PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

14'6 x 12'5 (4.42m x 3.78m)

DINING ROOM

11'5 x 10'8 (3.48m x 3.25m)

KITCHEN/BREAKFAST ROOM

20'7 x 11'2 (6.27m x 3.40m)

LANDING

BEDROOM ONE

14'1 x 8'8 (4.29m x 2.64m)

BEDROOM TWO

13 x 8'11 (3.96m x 2.72m)

BEDROOM THREE

12'10 x 9'2 (3.91m x 2.79m)

BEDROOM FOUR

10'6 x 7'9 (3.20m x 2.36m)

SHOWER ROOM

OUTSIDE

ENCLOSED REAR GARDEN

WORKSHOP

Freehold / Council Tax Band B

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!

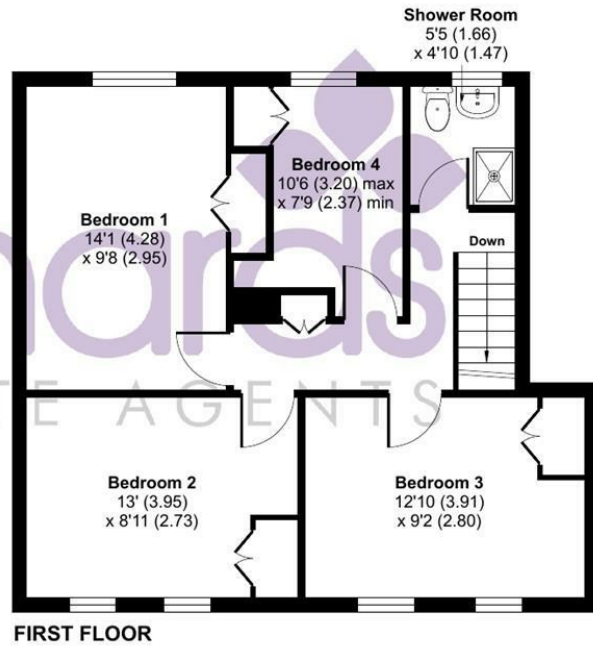
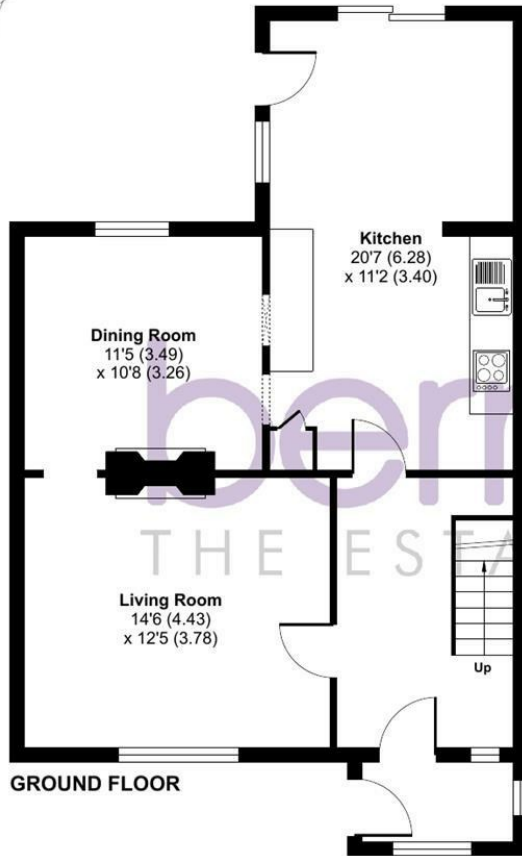
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	82
England & Wales	EU Directive 2002/91/EC	



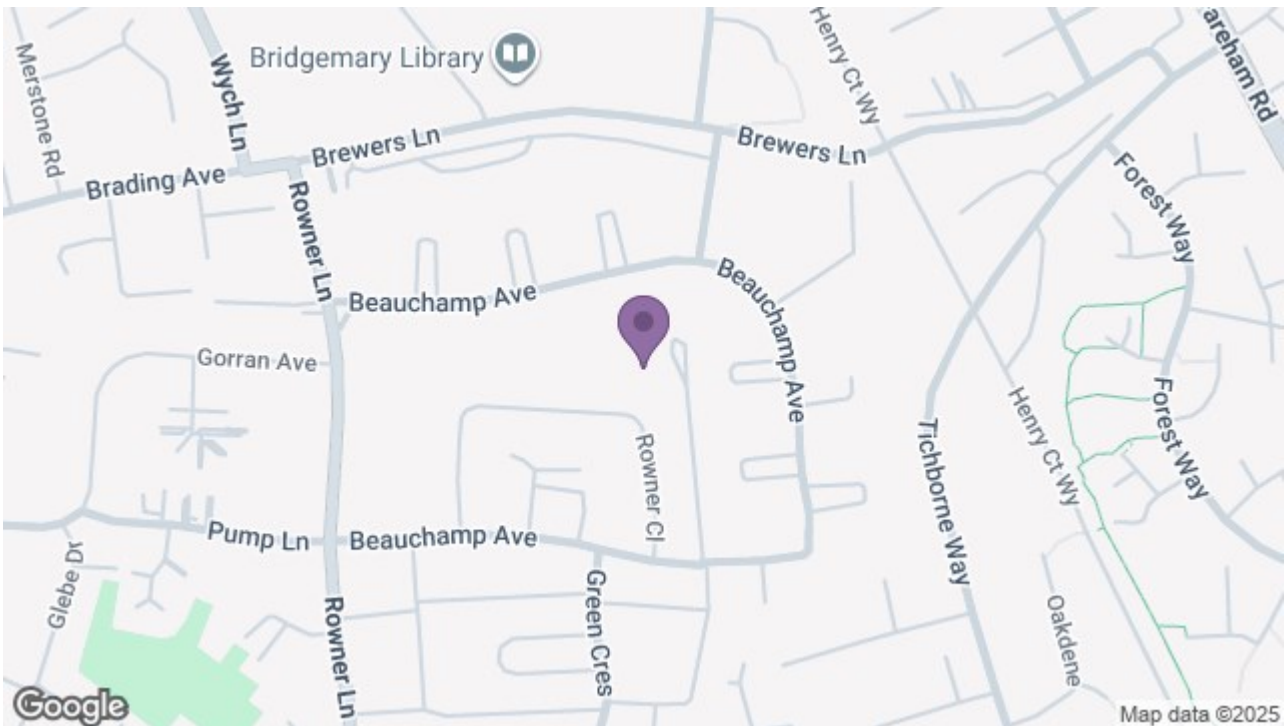
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Approximate Area = 1221 sq ft / 113.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1368945



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

