

Offers Over £190,000

Woodstock Road, Gosport PO12 1RS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FREEHOLD maisonette in the heart of Gosport town centre
- ❖ Two double bedrooms + study
- ❖ Spacious top-floor lounge/diner
- ❖ Double glazing and gas central heating
- ❖ Private entrance with stairs leading up to the first floor
- ❖ Allocated parking for two vehicles
- ❖ Perfect for first-time buyers
- ❖ Must view!

Bernards are pleased to present this FREEHOLD two/three-bedroom maisonette, ideally situated in the heart of Gosport town centre. The property benefits from double glazing throughout and gas central heating, with a private front door leading to stairs up to the first floor.

The first floor offers two double bedrooms, a study, and a family bathroom. The top floor features a spacious lounge/diner, open-plan

to a modern fitted kitchen complete with integrated appliances.

Externally, the property boasts two allocated parking spaces along with a private area housing a garden shed and washing line.

An excellent opportunity for first-time buyers. Early viewing is highly recommended.

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





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PROPERTY INFORMATION

ENTRANCE HALL

FIRST FLOOR LANDING

BEDROOM ONE

12'9 x 9'3 (3.89m x 2.82m)

BEDROOM TWO

11'9 x 9'4 (3.58m x 2.84m)

BEDROOM THREE

8'6 x 7'2 (2.59m x 2.18m)

BATHROOM

7'8 x 6'3 (2.34m x 1.91m)

SECOND FLOOR

OPEN PLAN KITCHEN TO LOUNGE/DINER

24'6 x 17'2 (7.47m x 5.23m)

OUTSIDE

TWO ALLOCATED PARKING SPACES

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.

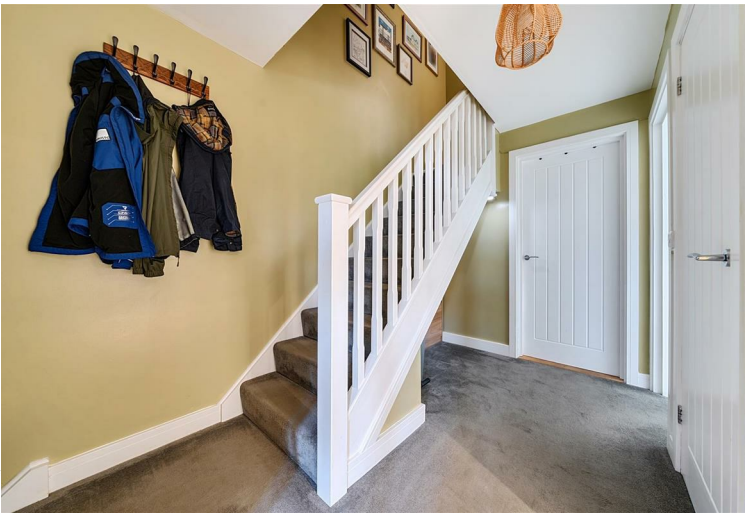
Solicitors

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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Approximate Area = 805 sq ft / 74.7 sq m

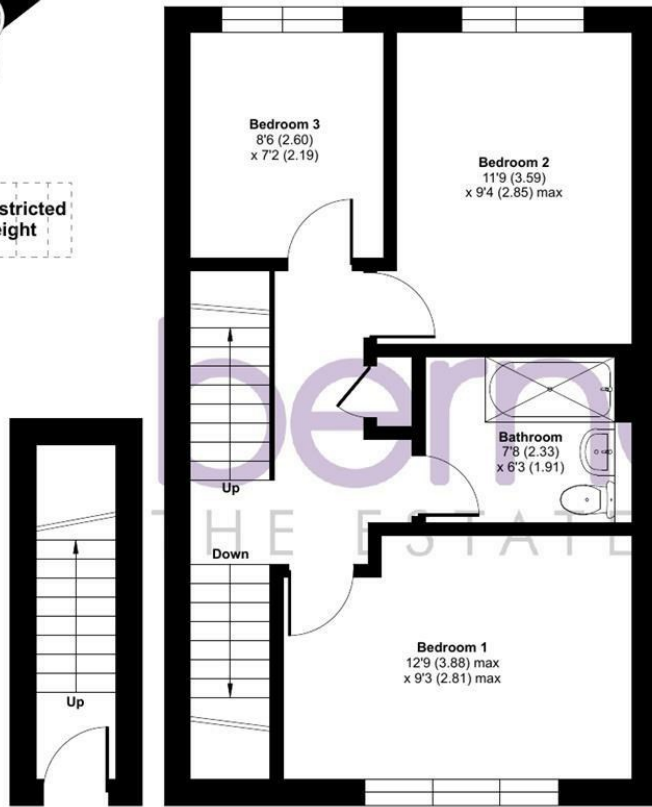
Limited Use Area(s) = 36 sq ft / 3.3 sq m

Total = 841 sq ft / 78 sq m

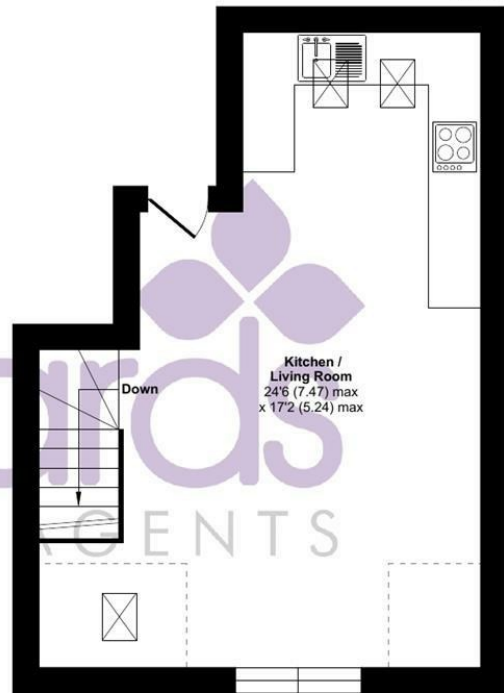
For identification only - Not to scale



Denotes restricted head height

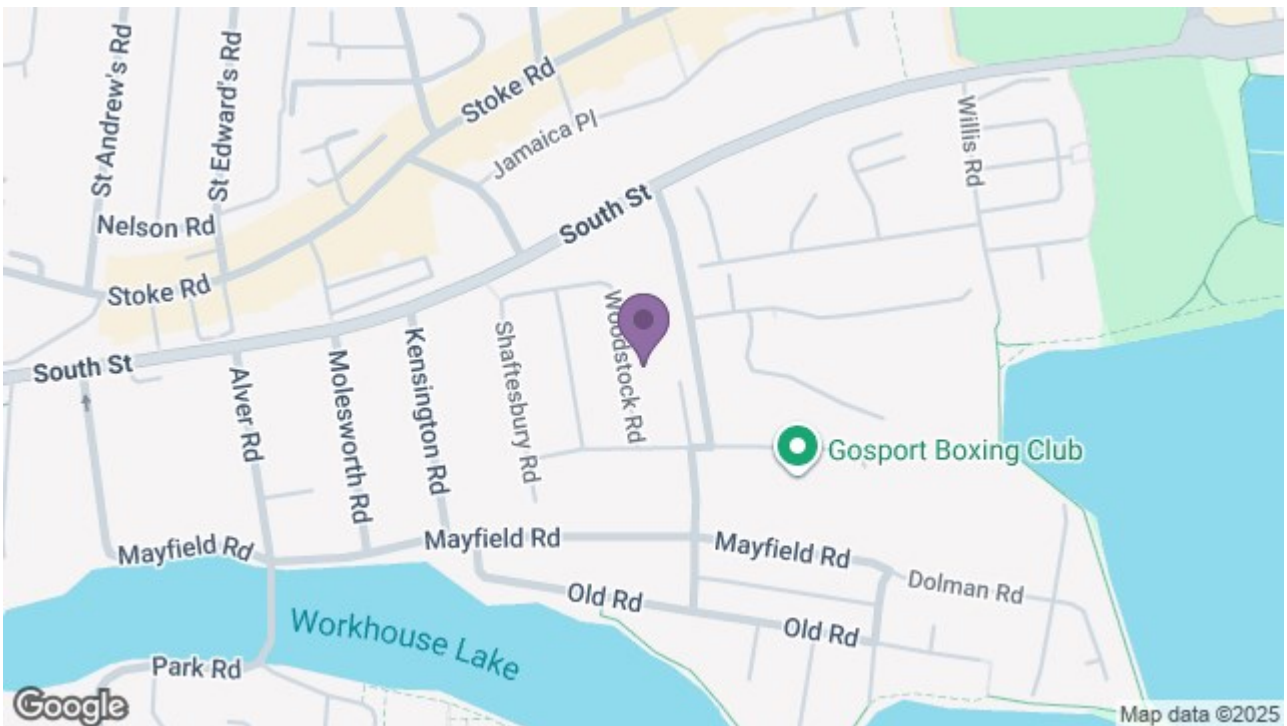


GROUND FLOOR FIRST FLOOR



SECOND FLOOR

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: 1382138



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