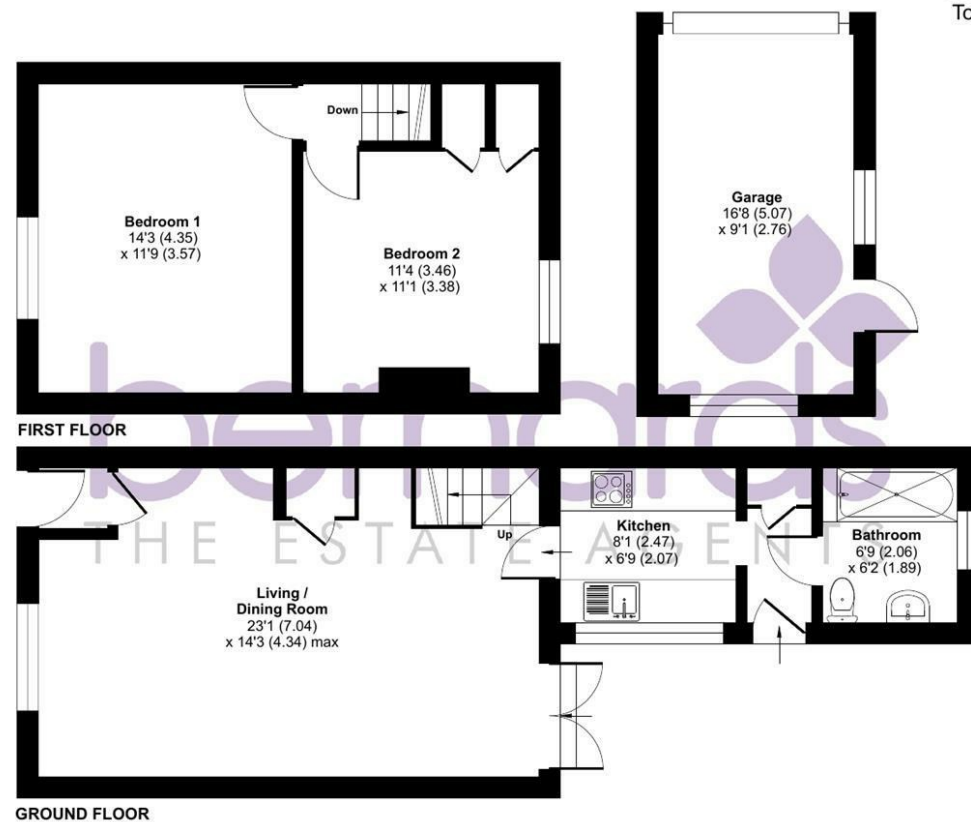




Mayfield Road, Gosport, PO12

Approximate Area = 795 sq ft / 73.8 sq m
Garage = 151 sq ft / 14 sq m
Total = 946 sq ft / 87.8 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1377051



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



Offers Over £195,000

Mayfield Road, Gosport PO12 1QZ

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THE ESTATE AGENTS



HIGHLIGHTS

- Two double bedrooms
- Lake Views
- Ideal for first-time buyers or buy-to-let investors
- Double glazing and gas central heating via combi boiler
- Spacious lounge/diner
- Detached garage with light & power
- No onward chain
- Town centre location

Bernards are pleased to present this charming two-bedroom house, ideally located in the heart of Gosport town centre. Offering rare LAKE VIEWS to the rear, this property is a fantastic opportunity for first-time buyers or those looking for a buy-to-let investment.

Inside, the property benefits from double glazing and gas central heating powered by a combi boiler. The ground floor features a spacious lounge/diner, a well-appointed kitchen, and a family bathroom. Upstairs, you'll find two

generous double bedrooms.

Externally, there is an enclosed rear garden with access to a detached garage, complete with light and power, plus additional parking in front. The property is ideally situated close to local amenities, including shops, Asda supermarket, schools, and bus routes, making it convenient for everyday needs.

Offered with no onward chain.

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



PROPERTY INFORMATION

ENTRANCE HALL
LOUNGE/DINER
23'1 x 14'3 (7.04m x 4.34m)
KITCHEN
8'1 x 6'9 (2.46m x 2.06m)

REAR LOBBY
BATHROOM
6'9 x 6'2 (2.06m x 1.88m)
LANDING
BEDROOM ONE
14'3 x 11'9 (4.34m x 3.58m)
BEDROOM TWO
11'4 x 11'1 (3.45m x 3.38m)

OUTSIDE
ENCLOSED REAR GARDEN
GARAGE
16'8 x 9'1 (5.08m x 2.77m)
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		
EU Directive 2002/91/EC		
England & Wales		



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