Offers Over £130,000

FOR SALE

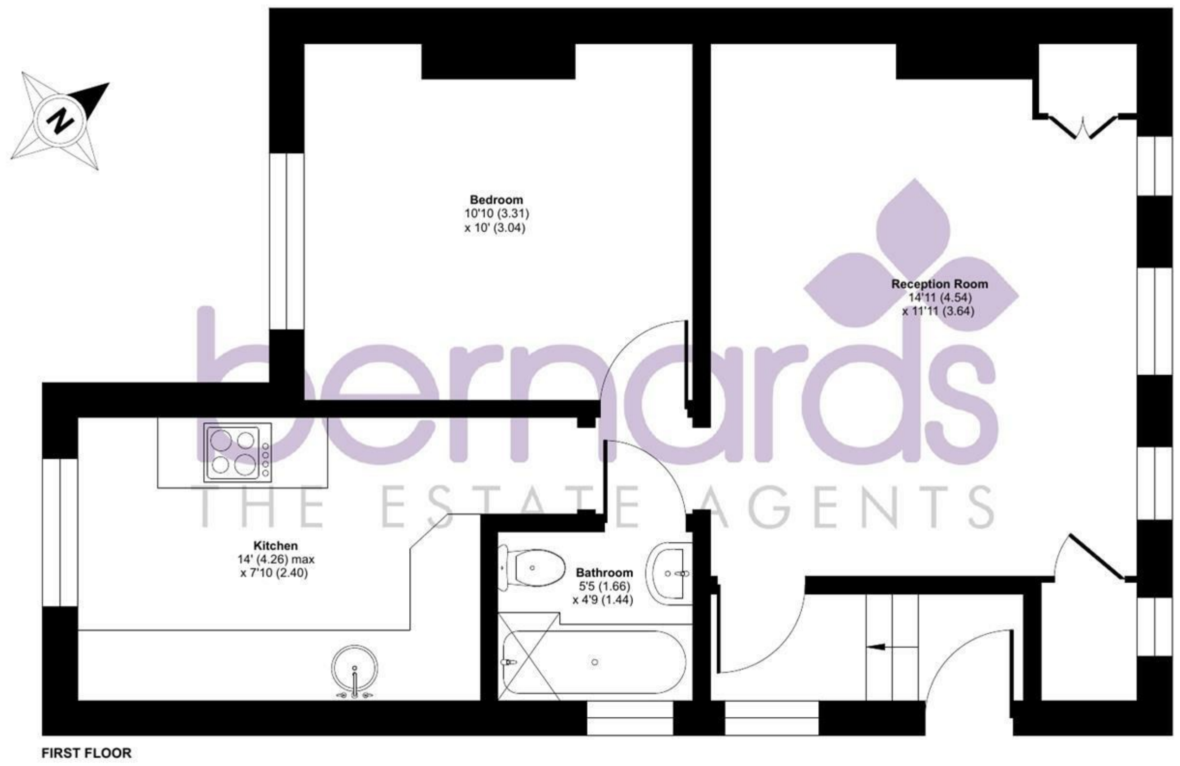
Dukes Road, Gosport PO12 4RZ

bernards THE ESTATE AGENTS

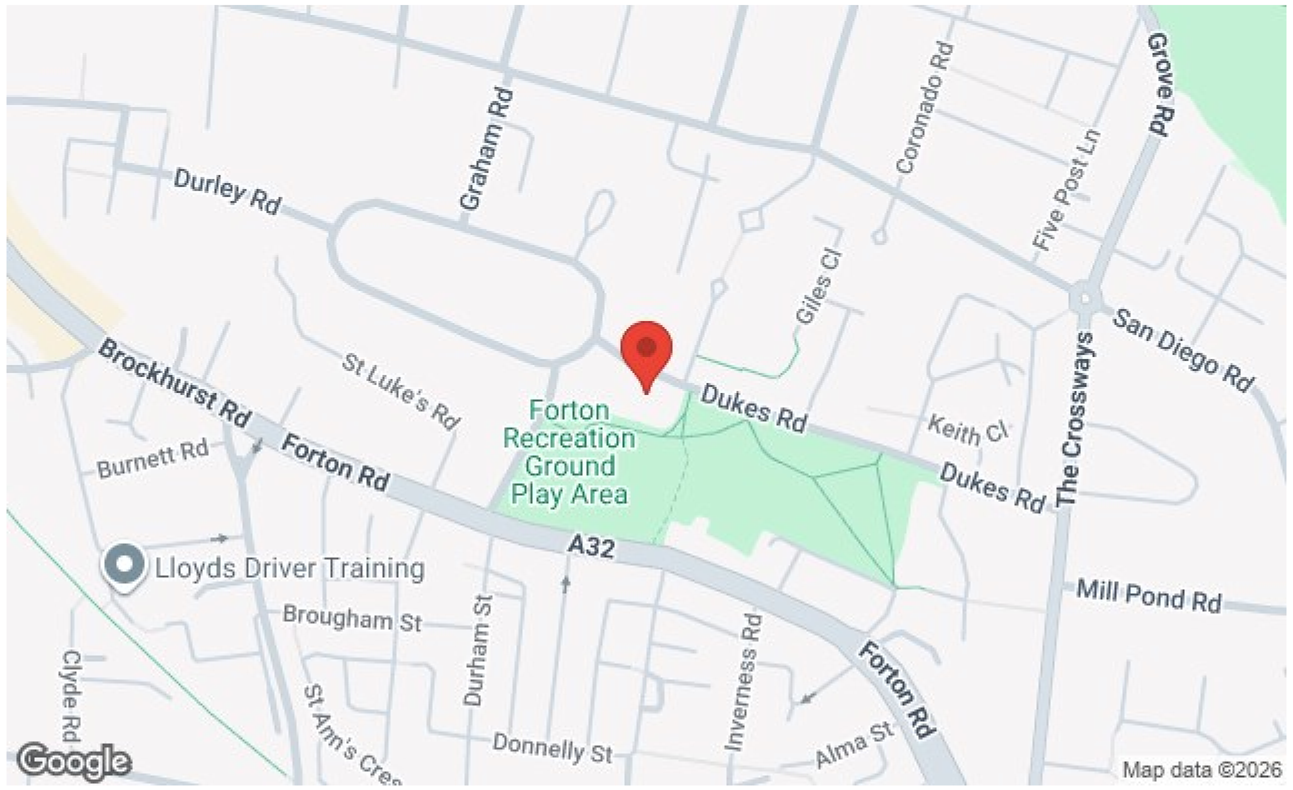
Dukes Road, Gosport, PO12

Approximate Area = 478 sq ft / 44.4 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). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1372172



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HIGHLIGHTS

- One-bedroom first-floor maisonette
- Private enclosed garden
- Double glazing
- Gas central heating
- Spacious living room
- Modern fitted kitchen
- Double bedroom with views over recreation grounds
- Ideal for first-time buyers or buy-to-let investors

Bernards are pleased to offer for sale this well-presented, purpose-built one-bedroom first-floor maisonette, featuring its own private enclosed garden.

Located in Gosport, the property benefits from double glazing and gas central heating throughout. Internally, you'll find a spacious living room, a modern fitted kitchen, a contemporary bathroom, and a double bedroom with pleasant views over the nearby recreation grounds.

With low service charges, this property represents an excellent opportunity for both first-time buyers and buy-to-let investors alike.

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

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

PROPERTY INFORMATION

ENTRANCE HALL

FIRST FLOOR LANDING

KITCHEN
14 x 7'10 (4.27m x 2.39m)

LIVING ROOM
14'11 x 11'11 (4.55m x 3.63m)

BEDROOM
10'10 x 10 (3.30m x 3.05m)

BATHROOM
5'5 x 4'9 (1.65m x 1.45m)

OUTSIDE

ENCLOSED REAR GARDEN

LEASEHOLD INFORMATION
We have been informed by our seller that there is 87 years remaining on the lease.
Ground rent £10 per annum.
Service charge £220 per annum.
Additionally our seller has informed us if you should wish to extend the lease to add an additional 125 years they have been quoted a figure between £4000/£7000 depending on the solicitor you use.

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.

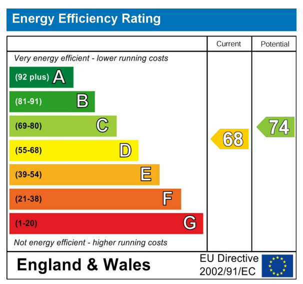
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

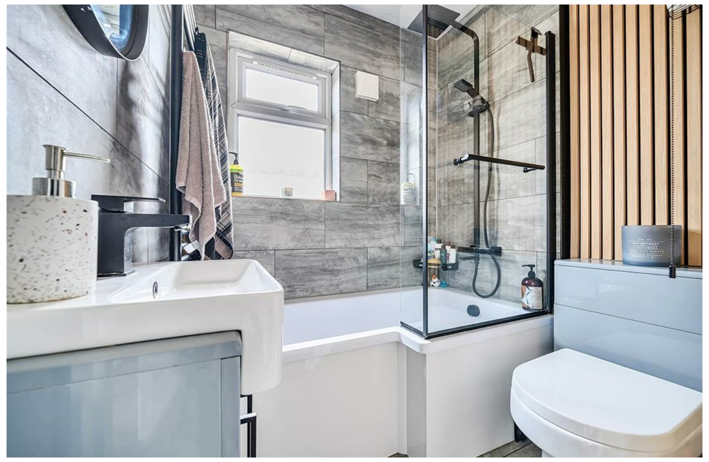
BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!

LEASEHOLD / COUNCIL TAX BAND A



Scan here to see all our properties for sale and rent



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