

FOR SALE

Asking Price £210,000

Lavinia Road, Gosport PO12 3PA

bernards THE ESTATE AGENTS

Lavinia Road, Gosport, PO12

Approximate Area = 761 sq ft / 70.6 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1469048



### HIGHLIGHTS

- Beautifully improved two bedroom terraced house
- Double glazing & Gas central heating
- Re-fitted kitchen
- Separate living room and dining room
- Two generous double bedrooms
- Enclosed rear garden with covered seating area
- Local park at the end of the road
- Bay House School catchment area

Bernards Estate Agents are delighted to bring to the market this beautifully improved two-bedroom terraced home, situated in a quiet cul-de-sac location within the sought-after Bay House School catchment area.

Lovingly updated by the current owner, this charming property offers stylish and well-presented accommodation throughout, making it an ideal first-time purchase, investment, or family home. Benefits include double glazing and gas central heating via a combi boiler installed approximately two years ago.

Internally, the accommodation comprises a welcoming living room, a separate dining room opening into a stunning re-fitted kitchen installed circa two years ago, along with a separate utility area adding further practicality. The modern family bathroom is tastefully finished, while upstairs offers two generous double bedrooms.

Outside, the property continues to impress with an enclosed rear garden designed for both relaxing and entertaining. Features include a covered seating area, outside tap and power point, along with a versatile shed currently used as a bar. The garden also enjoys a pleasant non-overlooked aspect.

The location is equally appealing, positioned within a quiet cul-de-sac with a local park at the end of the road, ideal for children and dog walking. Conveniently situated close to local bus routes and amenities, this is a fantastic opportunity to acquire a superb home in a popular residential setting.

Early viewing is strongly recommended.

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



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



# PROPERTY INFORMATION

## ENTRANCE

## LIVING ROOM

13'3 x 9'10 (4.04m x 3.00m)

## DINING ROOM

13'3 x 10'8 (4.04m x 3.25m)

## KITCHEN

11'11 x 5'9 (3.63m x 1.75m)

## UTILITY AREA

5'10 x 2'8 (1.78m x 0.81m)

## BATHROOM

6'1 x 5'9 (1.85m x 1.75m)

## LANDING

## BEDROOM ONE

13'1 x 10'8 (3.99m x 3.25m)

## BEDROOM TWO

13'2 x 10'0 (4.01m x 3.05m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## 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.

## 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!

## REMOVALS

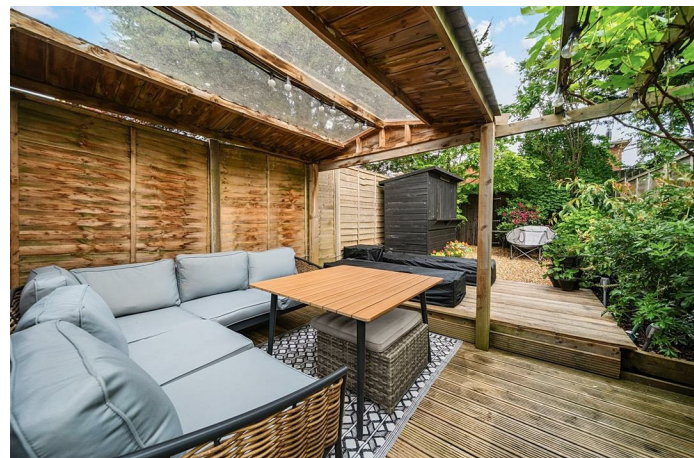
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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

## 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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