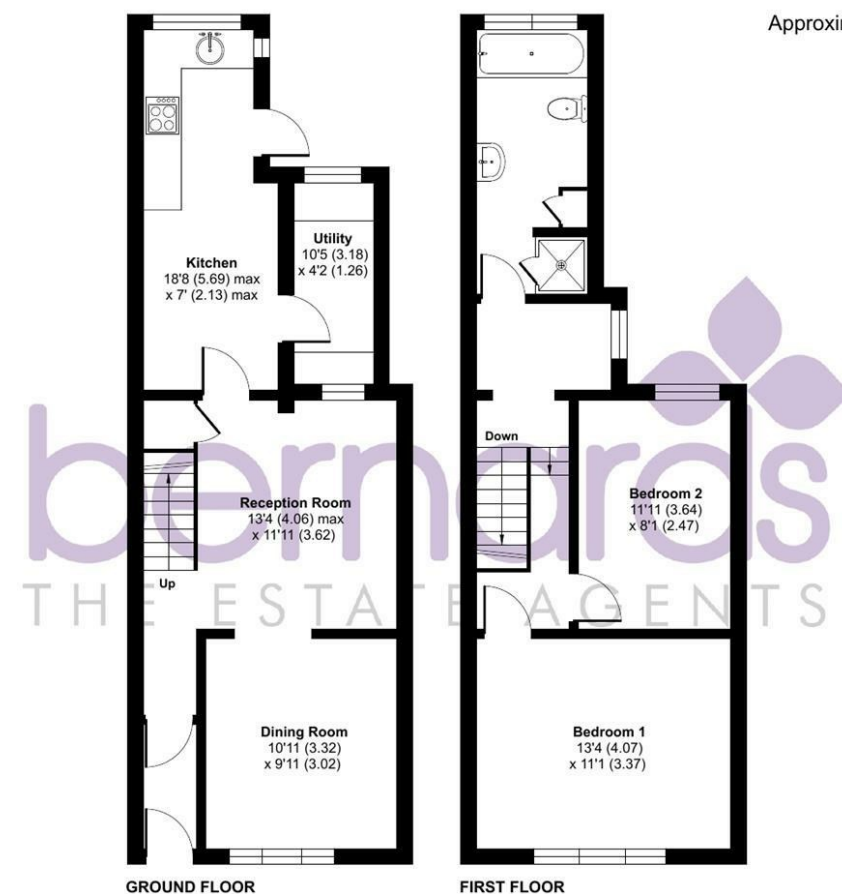




## Reeds Place, Gosport, PO12

Approximate Area = 908 sq ft / 84.3 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 (IPMS Residential). © nichicom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1326265



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



Offers Over £185,000

Reeds Place, Gosport PO12 3HR

**bernard's**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ FITTED KITCHEN
- ❖ UTILITY ROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ IDEAL FIRST TIME BUY
- ❖ CLOSE TO LOCAL SHOPS & BUS ROUTES

### \*\*\*\*Unexpectedly Re Available\*\*\*\*

Bernard's is delighted to present this charming two-bedroom terraced house situated in the desirable Reeds Place, Gosport. This property is an excellent opportunity for first-time buyers or those considering a buy-to-let investment, thanks to its prime location close to local shops, bus routes, and schools.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious dining area and a comfortable living room, ideal for both relaxation and entertaining guests. The fitted kitchen is well-equipped, and the separate utility room enhances the convenience of daily living.

As you ascend to the first floor, you will discover two well-proportioned bedrooms, complemented by a recess study area that provides a quiet space for work or study. The spacious bathroom features

both a separate shower cubicle and a bath, catering to all your needs. This thoughtful layout maximises the use of space, making it perfect for modern living.

The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, the enclosed rear garden serves as a private retreat, complete with back access for added convenience. While on-street parking is available, a public car park located behind the house offers ample parking options for both residents and visitors.

For those looking to move swiftly, the seller is open to breaking the chain, making this an attractive proposition for buyers eager to settle in. This delightful home in Gosport is not to be missed, offering a perfect blend of comfort, convenience, and potential for its new owners.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

13'4 x 11'11 (4.06m x 3.63m)

## DINING ROOM

10'11 x 9'11 (3.33m x 3.02m)

## KITCHEN

18'8 x 7 (5.69m x 2.13m)

## UTILITY ROOM

10'5 x 4'2 (3.18m x 1.27m)

## LANDING

## BEDROOM ONE

13'4 x 11'1 (4.06m x 3.38m)

## BEDROOM TWO

11'11 x 8'1 (3.63m x 2.46m)

## BATHROOM

## 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

## 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <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		
EU Directive 2002/91/EC		
England & Wales		



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