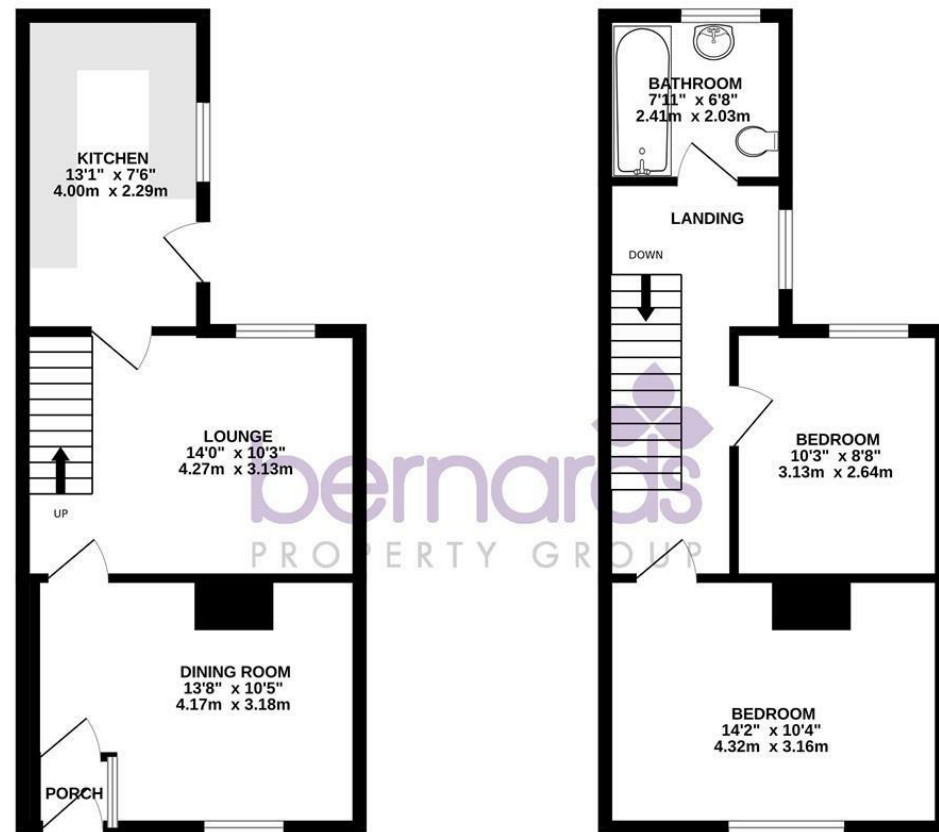
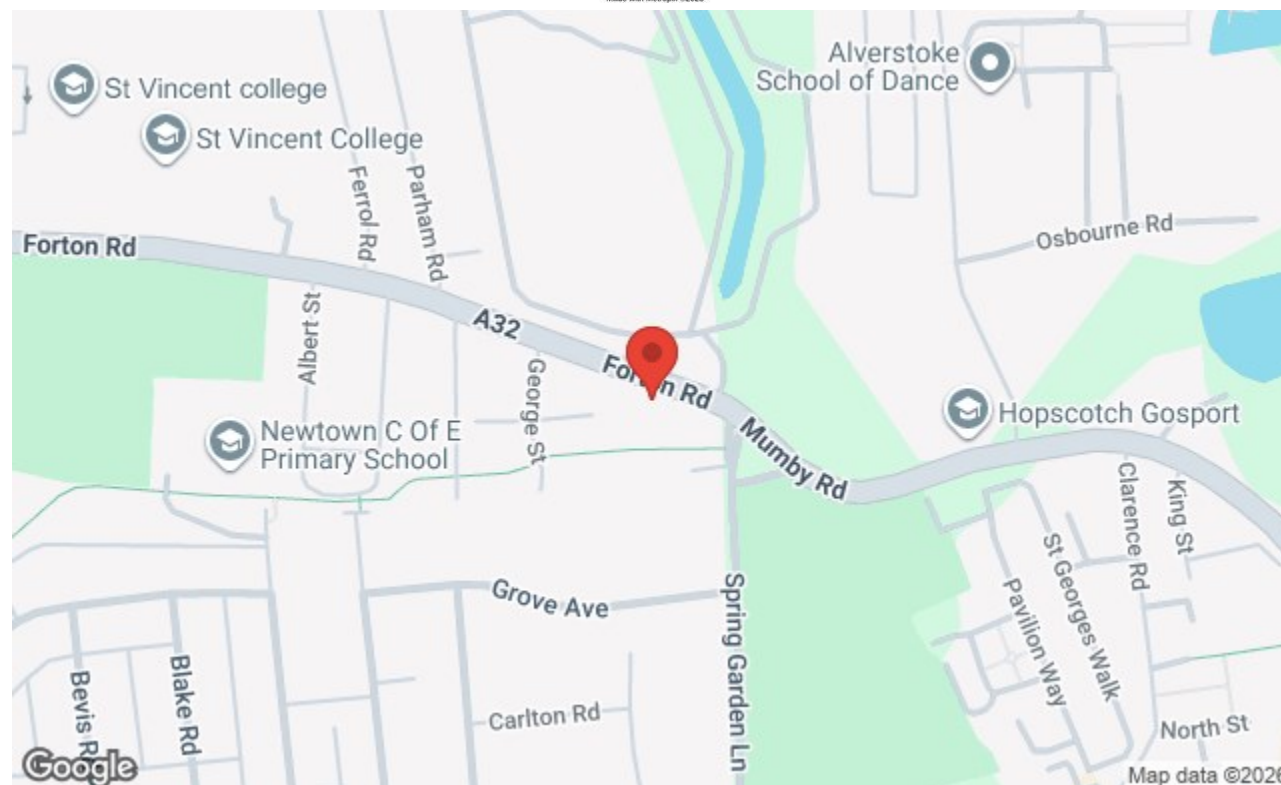


GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660



FOR SALE

Offers Over £180,000

Forton Road, Gosport PO12 4TD

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ TWO SPACIOUS RECEPTIONS
- ❖ UPSTAIRS BATHROOM
- ❖ MODERN KITCHEN
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ CLOSE TO AMENITIES
- ❖ SPACIOUS GARDEN
- ❖ BRIGHT AND AIRY
- ❖ BLANK CANVAS
- ❖ A MUST VIEW

Unexpectedly Re Available!

We are delighted to introduce this charming property on Forton Road. This delightful two-bedroom house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure, while the upstairs bathroom adds to the practicality of the home.

The superb location of this property cannot be overstated. It is situated just a stone's throw away from St Vincent College, making it an excellent choice for students or staff. Additionally, both Stoke Road and Gosport High Street are within walking distance, providing easy access to a variety of shops,

cafes, and local amenities.

The house boasts a bright and airy atmosphere, creating a welcoming environment that you will love coming home to. The spacious garden presents a wonderful opportunity for you to put your own personal touch on the outdoor space, whether you envision a tranquil retreat or a vibrant area for entertaining.

This property is particularly well-suited for first-time buyers looking to establish themselves in a central location. With its appealing features and prime location, this house is a fantastic opportunity not to be missed. Come and see for yourself the potential this lovely home has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

DINING ROOM
13'8" x 10'5" (4.17m x 3.18m)

LOUNGE
14' x 10'3" (4.27m x 3.12m)

KITCHEN
7'6" x 13'1" (2.29m x 3.99m)

BEDROOM ONE
14'2" x 10'5" (4.32m x 3.18m)

BEDROOM TWO
8'8" x 10'3" (2.64m x 3.12m)

BATHROOM
7'11" x 6'8" (2.41m x 2.03m)

ANTI-MONEY LAUNDERING (AML)

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!

COUNCIL TAX BAND B
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

REMOVAL QUOTES
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.

SOLICITOR
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.

STAFF DISCLOSURE
We hereby disclose the fact that the Seller is related to a member of staff of Bernard's Estate Agents. Please feel free to clarify the position with your local office.

FREEHOLD / COUNCIL TAX BAND B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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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