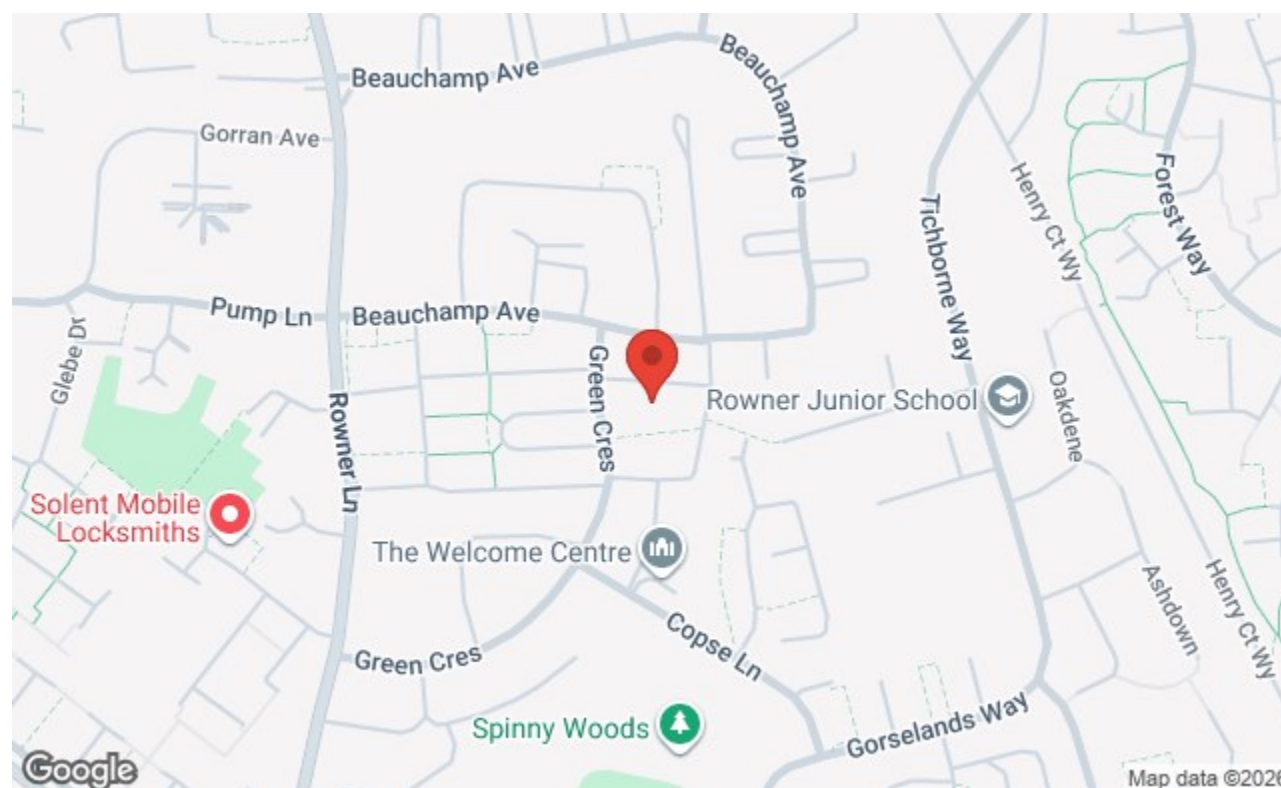


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1398010



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



Offers Over £250,000

Green Crescent, Gosport PO13 0DL

**bernards**  
 THE ESTATE AGENTS



## HIGHLIGHTS

- Extended and very well-presented two-bedroom house
- Spacious living room and modern kitchen/diner
- Integrated appliances – kitchen fitted circa 2021
- Two double bedrooms with fitted wardrobes
- Refitted bathroom circa 2022
- Rear vehicular access with potential for off-road parking
- Gas central heating & Double glazing
- Enclosed rear garden with artificial grass
- Ideal for commuters with easy access out of Gosport

**\*\*Price Range £250,000 - £260,000\*\***

Bernards Estate Agents are delighted to offer for sale this very well-presented, extended two-bedroom house, located on the outskirts of Gosport, making it ideal for those needing to commute out of the area for work. The property is conveniently positioned close to local shops, schools, and bus routes.

Internally, the property benefits from double glazing, with some windows fitted in 2025, and gas central heating via a combi boiler installed approximately 2–3 years ago. The ground floor offers a good-sized living room and a spacious kitchen/diner with integrated appliances, fitted around 2021.

Upstairs, there are two double bedrooms, both with fitted wardrobes. Some neighbouring properties have converted the main bedroom to create a third bedroom, offering potential for further adaptation subject to the relevant consents. The bathroom was refitted circa 2022, and there is access to the loft, for storage.

Externally, the property features an enclosed rear garden with artificial grass, a patio area, a utility shed, an outside WC, and rear gate access. The front of the property benefits from a traffic-free outlook, while the rear garden enjoys vehicular access, offering potential for off-road parking if required.

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[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

12'5 x 12'0 (3.78m x 3.66m)

## KITCHEN/DINER

19'5 x 17'2 (5.92m x 5.23m)

## LANDING

## BEDROOM ONE

15'11 x 9'10 (4.85m x 3.00m)

## BEDROOM TWO

12'5 x 9'8 (3.78m x 2.95m)

## BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## UTILITY SHED & ADDITIONAL WC

## REAR VEHICLE ACCESS

## 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

## 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.

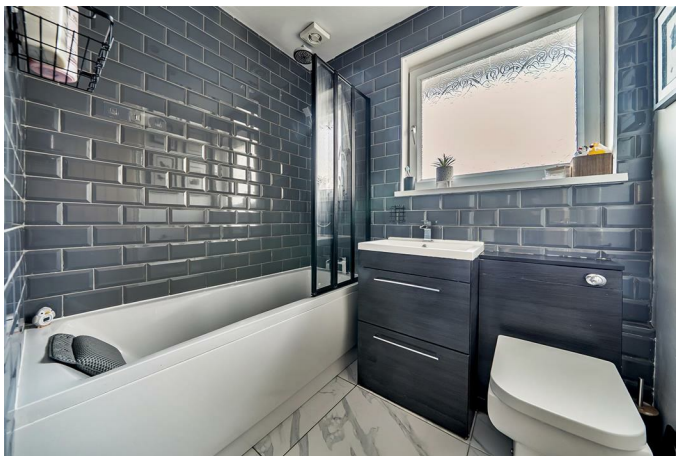
## OFFER CHECK PROCEDURE

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.

## 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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