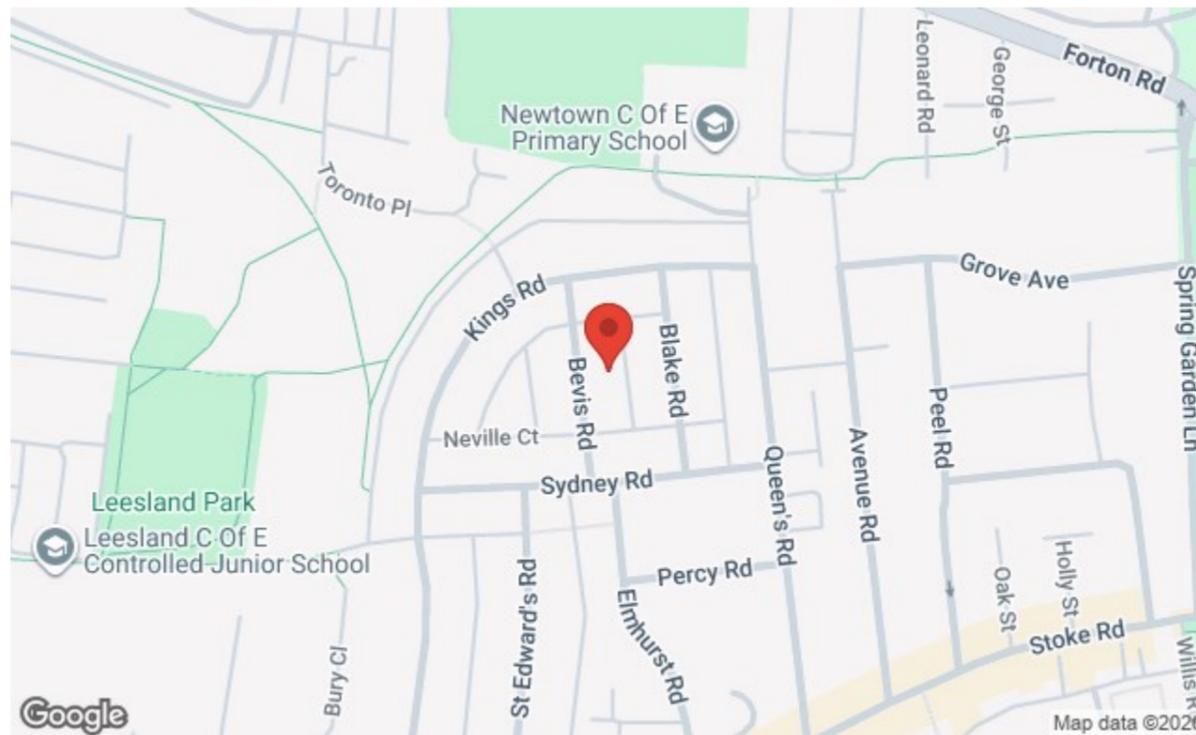


FOR SALE

Asking Price £225,000

Bevis Road, Gosport PO12 1PS

bernards  
THE ESTATE AGENTS



2 Bedrooms 1 Bathroom 2 Living Areas

### HIGHLIGHTS

- ❖ Characterful two bedroom terraced house
- ❖ Located in the heart of Gosport town centre
- ❖ Lounge and separate dining room with feature log burner
- ❖ Modern fitted kitchen
- ❖ Two generous double bedrooms
- ❖ Hardstanding with potential for off-road parking
- ❖ Double glazing
- ❖ Gas central heating

Bernards Estate Agents are delighted to present this charming two-bedroom character home, ideally situated in the heart of Gosport town centre.

Conveniently located within walking distance of Stoke Road's shops, local schools, and excellent bus links, this well-presented property combines character with everyday practicality.

The ground floor comprises a cosy lounge, a separate dining room featuring a charming log burner, a modern fitted kitchen, and a contemporary bathroom. The property also benefits from double glazing and gas central heating via a recently serviced combi boiler.

Upstairs, you will find two generous double bedrooms, along with loft access via a fitted ladder, providing useful additional storage space.

Externally, the property features an enclosed rear garden with double gates providing rear vehicle access to a hardstanding area, offering excellent potential for off-road parking if required. Additional benefits include outside lighting to the side and rear, an external tap, and an outdoor power socket.

This wonderful home is full of character and must be viewed to be fully appreciated.

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

## LOUNGE

13'0 x 10'2 (3.96m x 3.10m)

## DINING ROOM

13'0 x 10'2 (3.96m x 3.10m)

## KITCHEN

8'2 x 8'1 (2.49m x 2.46m)

## BATHROOM

8'6 x 6'9 (2.59m x 2.06m)

## LANDING

## BEDROOM ONE

13'1 x 10'3 (3.99m x 3.12m)

## BEDROOM TWO

13'1 x 10'3 (3.99m x 3.12m)

## 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.

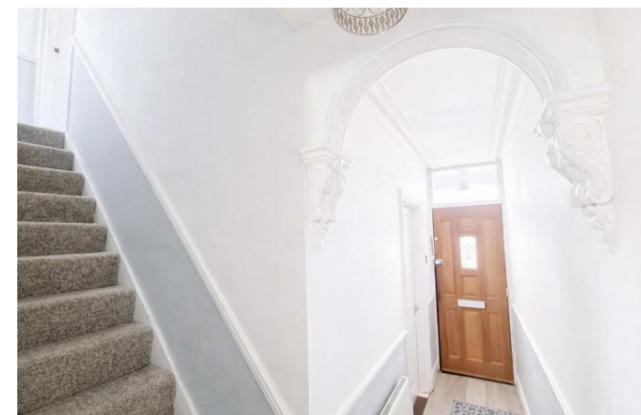
## SOLICITORS

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

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 |           |
| (92-100) A                                  | 85        |
| (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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