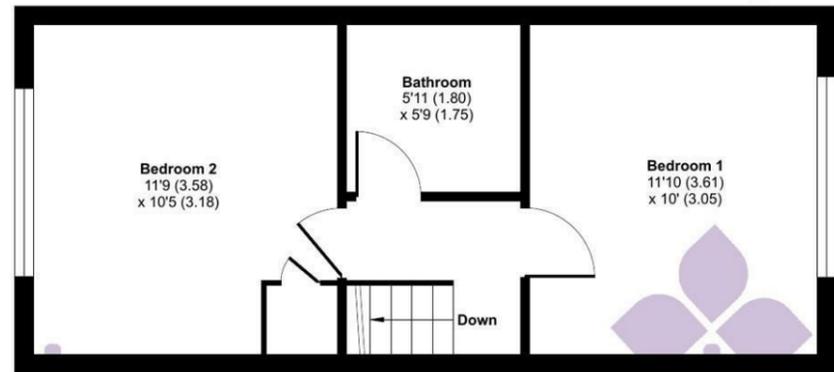


Redhouse Park Gardens, Gosport, PO12

Approximate Area = 666 sq ft / 61.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

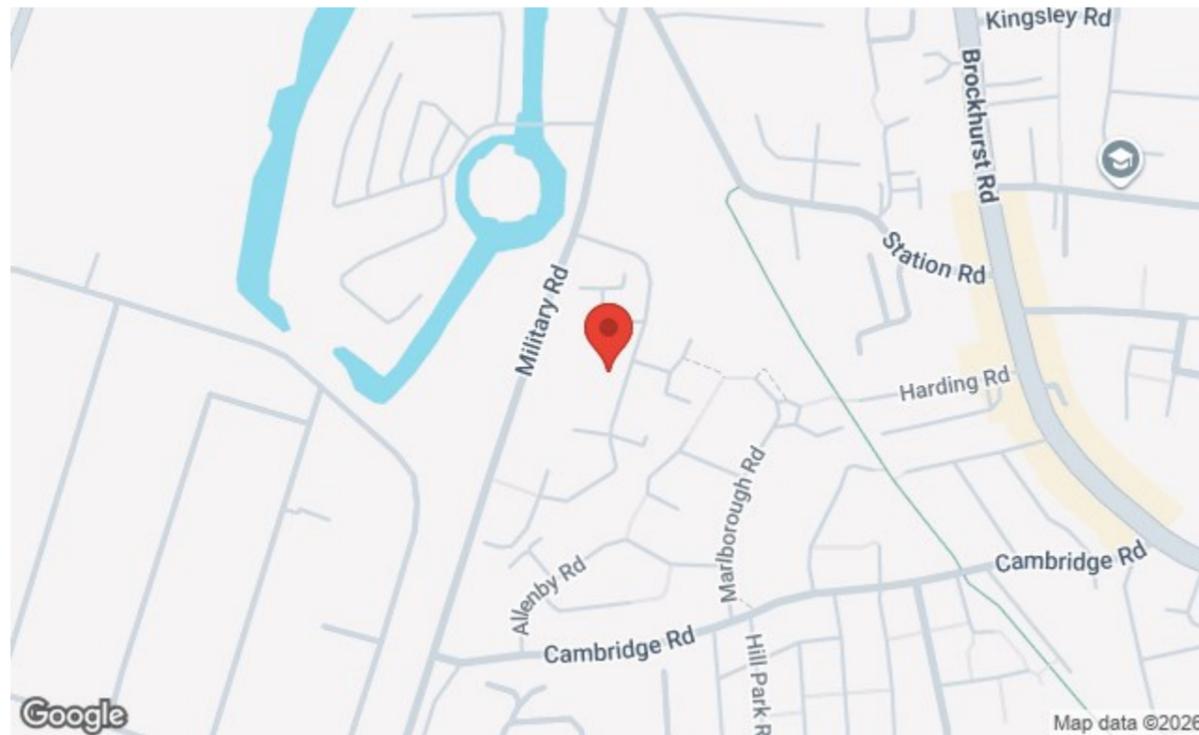
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Asking Price £220,000

Redhouse Park Gardens, Gosport PO12 3EQ

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HIGHLIGHTS

- Modern two-bedroom house
- Double glazing and gas central heating
- Fitted kitchen
- Spacious living room overlooking the rear garden
- Two double bedrooms
- Allocated parking to the front
- Enclosed rear garden
- Ideal first-time buy
- No onward chain

Modern two-bedroom house located on the highly sought-after Redhouse Park Gardens in Gosport. The property benefits from double glazing and gas central heating throughout. On the ground floor there is a fitted kitchen and a spacious living room overlooking the rear garden. Upstairs, the accommodation comprises two double bedrooms and a bathroom.

Externally, the property offers allocated parking to the front. The enclosed rear garden is mainly laid to lawn with a patio area, ideal for

outdoor seating.

An ideal first-time buy, offered with no onward chain.

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/DINER
18'4" x 11'9" (5.60 x 3.60)

KITCHEN
10'4" x 5'9" (3.17 x 1.77)

BEDROOM ONE
11'9" x 10'5" (3.60 x 3.19)

BEDROOM TWO
11'10" x 9'11" (3.61 x 3.04)

BATHROOM
5'11" x 5'9" (1.82 x 1.76)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

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	90
(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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