



## Turner Avenue, Gosport, PO13

Approximate Area = 850 sq ft / 78.9 sq m  
Outbuilding = 32 sq ft / 3 sq m  
Total = 882 sq ft / 81.9 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 (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1356547



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



Offers Over £195,000

Turner Avenue, Gosport PO13 0BT

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## HIGHLIGHTS

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Three bedroom house
- Popular Residential Area
- Low Maintenance Garden
- Downstairs W/C and Family Bathroom
- Large Lounge/Diner
- 882sqft of space
- Three Generous Bedrooms
- Chain Free

\*\*\*Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £195,000\*\*\*

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Located in a popular residential area, this three-bedroom mid-terraced home offers a spacious layout with excellent potential for modernisation. The property is presented in a clean and tidy condition, making it an ideal opportunity for buyers looking to put their own stamp on a home.

At the front of the house, you'll find a well-proportioned kitchen and a convenient

downstairs W/C. To the rear, a generous open-plan lounge and dining area provides a great social space, with access through a porch to the garden. The garden itself is designed with low maintenance in mind, featuring a large patio and further outdoor space.

Upstairs, the home offers three bedrooms along with a family bathroom. While the house would benefit from general updating, it has been well cared for and provides a solid foundation for a family home or investment.

On-road residents' parking is available, and the location benefits from being close to local schools, shops, and transport links.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**KITCHEN**  
8'9" x 8'8" (2.67 x 2.66)

**LIVING ROOM/DINING ROOM**  
18'3" x 14'10" (5.57 x 4.53)

**W/C**

**BEDROOM ONE**  
14'1" x 9'1" (4.30 x 2.77)

**BEDROOM TWO**  
11'5" x 9'0" (3.49 x 2.76)

**BEDROOM THREE**  
11'0" x 6'5" (3.37 x 1.96)

**SHOWER ROOM**  
6'1" x 5'8" (1.87 x 1.73)

**AUCTIONEERS ADDITIONAL COMMENTS**  
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to

ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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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