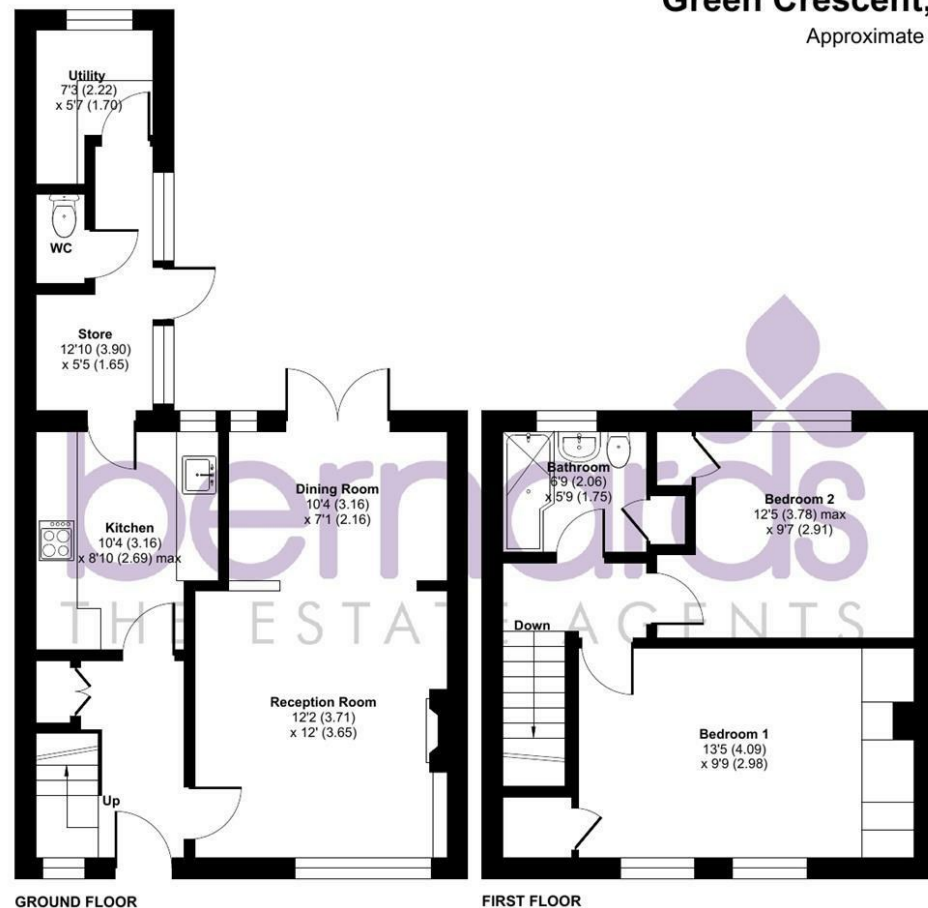




Green Crescent, Gosport, PO13

Approximate Area = 895 sq ft / 83.1 sq m

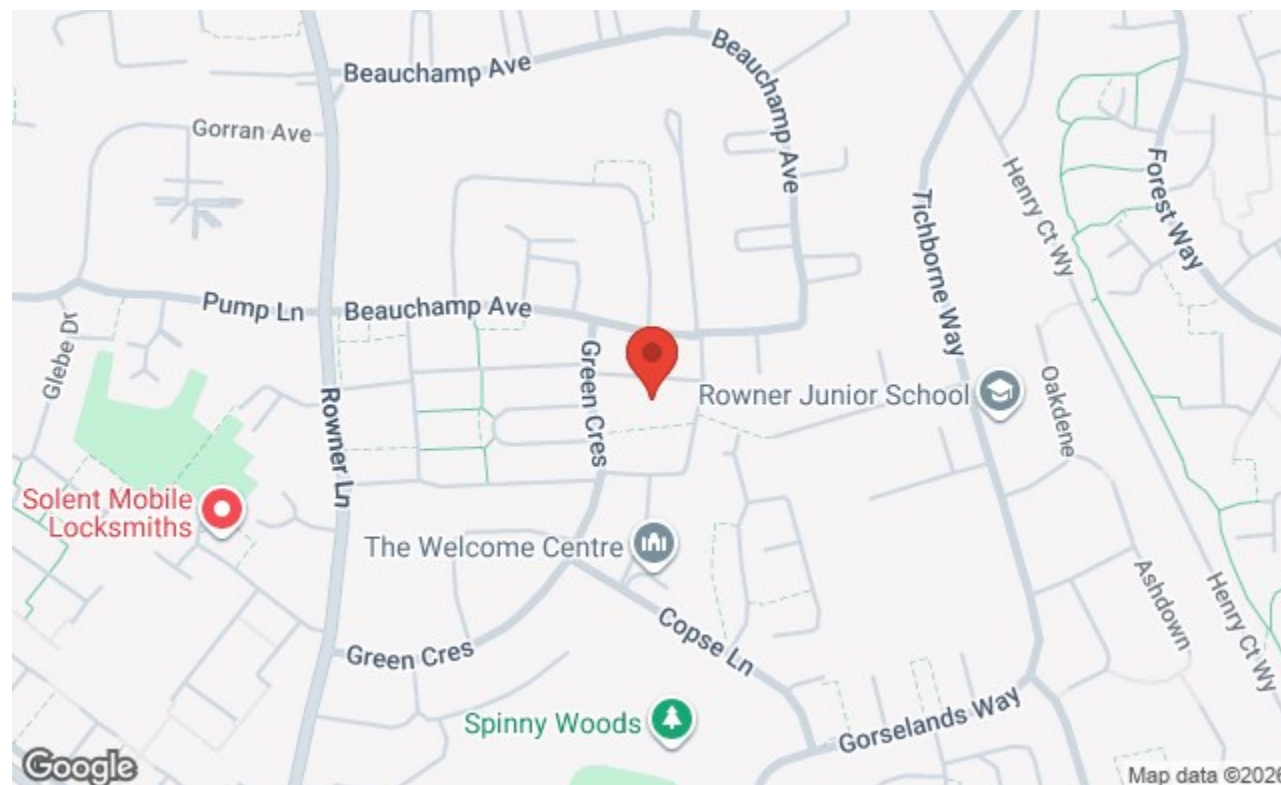
For identification only - Not to scale



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: 1395207



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



Offers Over £240,000

Green Crescent, Gosport PO13 0DL

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HIGHLIGHTS

- Two-bedroom house located on the outskirts of Gosport
- Double glazing and gas central heating
- Spacious living room and separate dining room
- Fitted kitchen with separate utility room
- Downstairs WC and additional storage room
- Two generous double bedrooms
- No onward chain – ideal for a quick and simple purchase
- Rear garden with potential for off-road parking

Bernards are delighted to offer for sale this well-proportioned two-bedroom house, located on the outskirts of the Gosport area, making it ideal for commuters. The property is conveniently situated close to local shops, bus routes, and schools.

Internally, the home benefits from double glazing and gas central heating. The ground floor offers a spacious living room, dining room, fitted kitchen, separate utility room, downstairs WC, and a useful storage room.

Upstairs, there are two generous double bedrooms and a family

bathroom. Some neighbouring properties have converted the main bedroom to create a third bedroom, offering potential for further adaptation if desired (subject to relevant consents).

Externally, the property enjoys a traffic-free frontage, while the rear garden benefits from vehicular access, providing potential for off-road parking if required.

Offered with no onward chain, this property is ideal for buyers seeking a straightforward and speedy purchase.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

12'2 x 12'0 (3.71m x 3.66m)

DINING ROOM

10'4 x 7'1 (3.15m x 2.16m)

KITCHEN

10'4 x 8'10 (3.15m x 2.69m)

UTILITY ROOM

7'3 x 5'7 (2.21m x 1.70m)

STORE ROOM

12'10 x 5'5 (3.91m x 1.65m)

LANDING

BEDROOM ONE

13'5 x 9'9 (4.09m x 2.97m)

BEDROOM TWO

12'5 x 9'7 (3.78m x 2.92m)

BATHROOM

6'9 x 5'9 (2.06m x 1.75m)

OUTSIDE

ENCLOSED REAR GARDEN

REAR VEHICLE ACCESS

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.

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.

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		85
(81-91) B		
(69-80) C		67
(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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