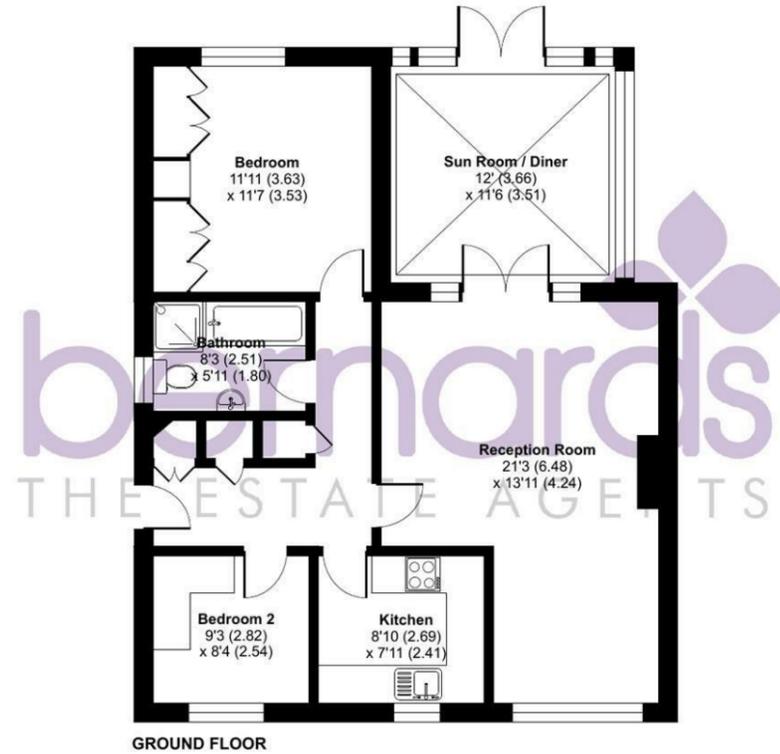


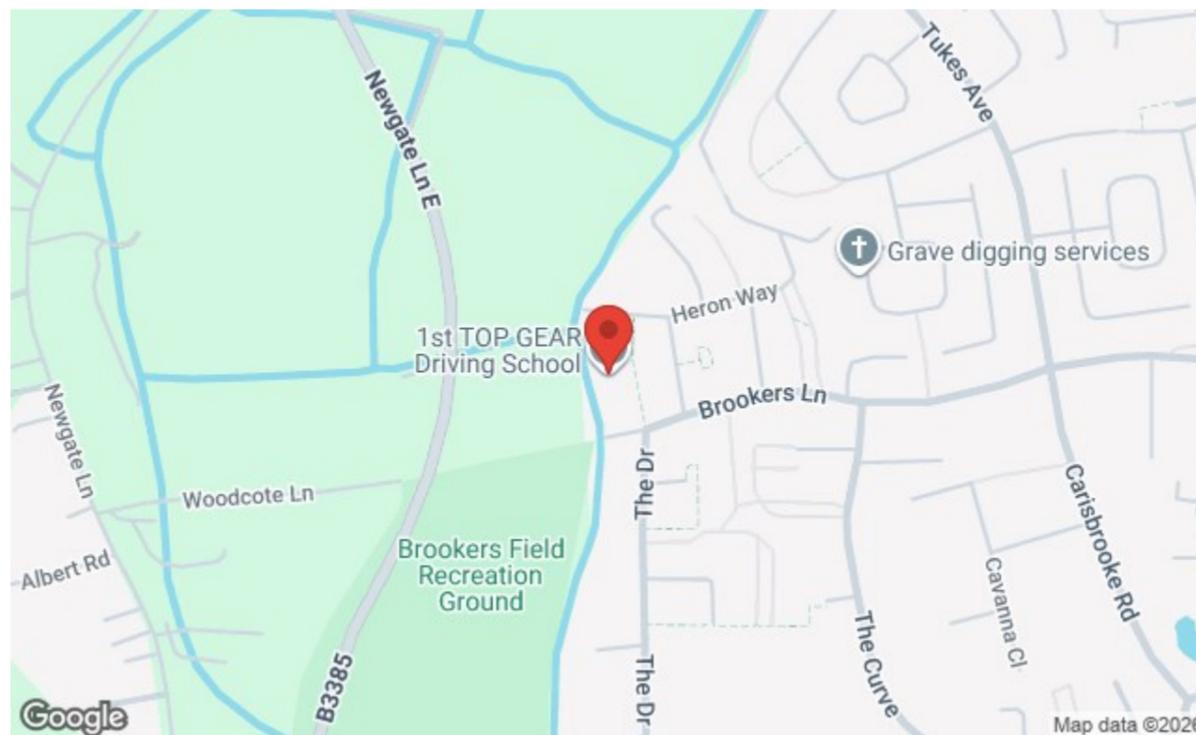
Fulmar Walk, Gosport, PO13

Approximate Area = 883 sq ft / 82 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1405819



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



Offers Over £275,000

Fulmar Walk, Gosport PO13 0RR



HIGHLIGHTS

- ◆ Detached bungalow in the popular Peel Common area
- ◆ Two double bedrooms
- ◆ Spacious lounge/diner
- ◆ Conservatory
- ◆ Bathroom with separate shower cubicle
- ◆ Double glazing and gas central heating
- ◆ Garage in nearby block with parking in front
- ◆ Enclosed rear garden
- ◆ Convenient access to Fareham, Stubbington & Lee-on-the-Solent

Bernards Estate Agents are delighted to offer for sale this well-presented detached bungalow, located in the popular Peel Common area of Gosport. Positioned on the outskirts of Gosport, the property offers convenient access to Fareham, Stubbington, and Lee-on-the-Solent.

The accommodation is arranged on one level and benefits from double glazing and gas central heating. Internally, the property comprises two double bedrooms

with fitted wardrobes, a spacious bathroom featuring a separate shower cubicle, a generous lounge/diner, a fitted kitchen, and a conservatory overlooking the rear garden.

Externally, the property boasts an enclosed rear garden with both rear and side access. A garage is situated in a nearby block, with additional parking available directly in front.

Offered with no onward chain, this property is ideal for buyers looking for a smooth and swift purchase.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE HALL**
- KITCHEN**
8'10 x 7'11 (2.69m x 2.41m)
- LOUNGE/DINER**
21'3 x 13'11 (6.48m x 4.24m)
- CONSERVATORY**
12 x 11'6 (3.66m x 3.51m)
- BEDROOM ONE**
11'11 x 11'7 (3.63m x 3.53m)

- BEDROOM TWO**
9'3 x 8'4 (2.82m x 2.54m)
- BATHROOM**
8'3 x 5'11 (2.51m x 1.80m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- GARAGE**

AGENTS NOTE
"We have been informed by the seller that there is a current gardening and estate maintenance charge of £680 approx per annum."

FREEHOLD / COUNCIL TAX BAND C

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			
(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		72	78
England & Wales			



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