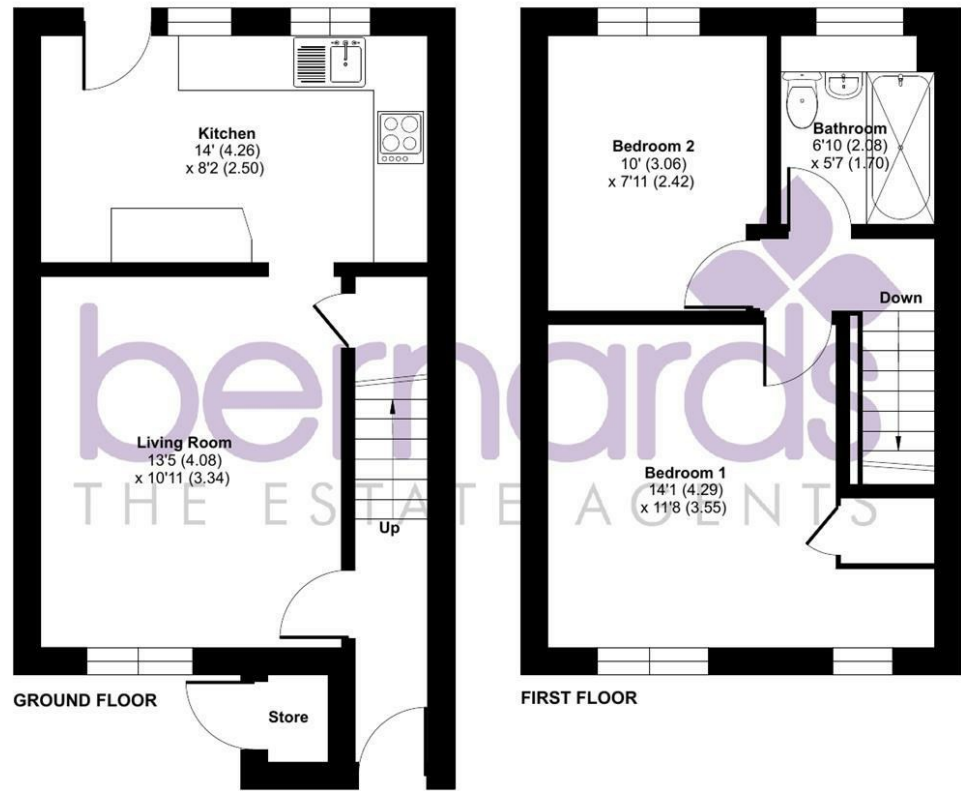




Grayshott Road, Gosport, PO12

Approximate Area = 628 sq ft / 58.3 sq m
Outbuilding = 7 sq ft / 0.6 sq m
Total = 635 sq ft / 58.9 sq m
For identification only - Not to scale

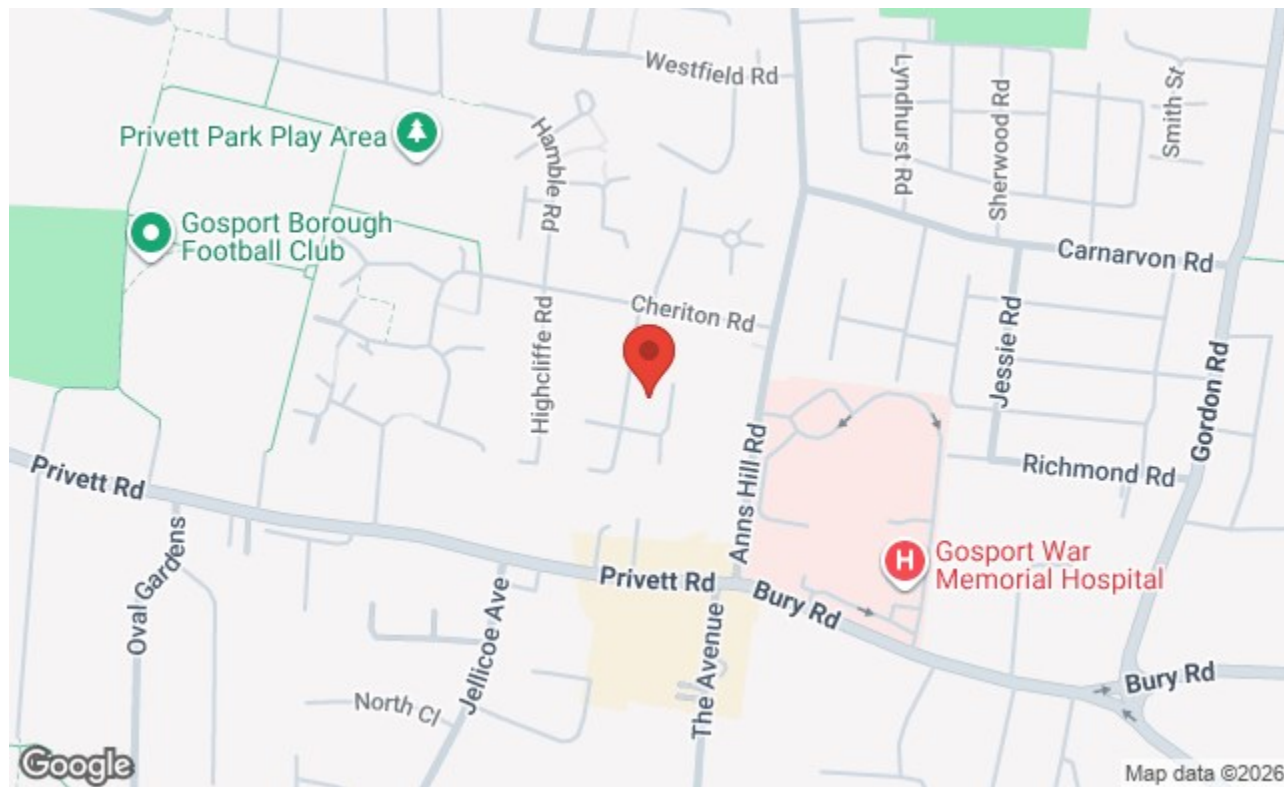


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1459465



Asking Price £215,000

Grayshott Road, Gosport PO12 3RP



HIGHLIGHTS

- Modern two-bedroom house
- Quiet cul-de-sac location
- Off-road parking via private driveway & Additional Parking Space
- Spacious living room
- Fitted kitchen/diner
- Gas central heating with recently installed boiler
- Enclosed rear garden with shed and outside tap
- Walking distance to Privett Park
- Within catchment for Bay House School
- No forward chain

Modern Two-Bedroom Home with Off-Road Parking – No Forward Chain

Bernards Estate Agents are delighted to present this well-maintained two-bedroom home, situated in a quiet cul-de-sac location in Gosport.

The property benefits from double glazing and gas central heating, including a recently installed boiler. The ground floor offers a modern fitted kitchen/diner and a spacious living room, creating an ideal layout for both everyday living and entertaining.

Upstairs, there are two well-proportioned bedrooms and a family bathroom.

Externally, the property features an enclosed rear garden complete with an outdoor tap and storage shed, while the front driveway provides convenient off-road parking and an additional parking space.

Ideally located within walking distance of Privett Park, local bus routes, and within the catchment area for Bay House School, this property is perfect for first-time buyers, downsizers, or investors.

Offered with no forward chain, this is an excellent opportunity for buyers looking for a straightforward purchase.

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**
- LIVING ROOM**
13'5 x 10'11 (4.09m x 3.33m)
- KITCHEN/DINER**
14'0 x 8'2 (4.27m x 2.49m)
- LANDING**
- BEDROOM ONE**
14'1 x 11'8 (4.29m x 3.56m)
- BEDROOM TWO**
10'0 x 7'11 (3.05m x 2.41m)
- BATHROOM**
6'10 x 5'7 (2.08m x 1.70m)
- OUTSIDE**
- FRONT DRIVEWAY**
- ADDITIONAL PARKING SPACE**
- ENCLOSED REAR GARDEN**
- 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.

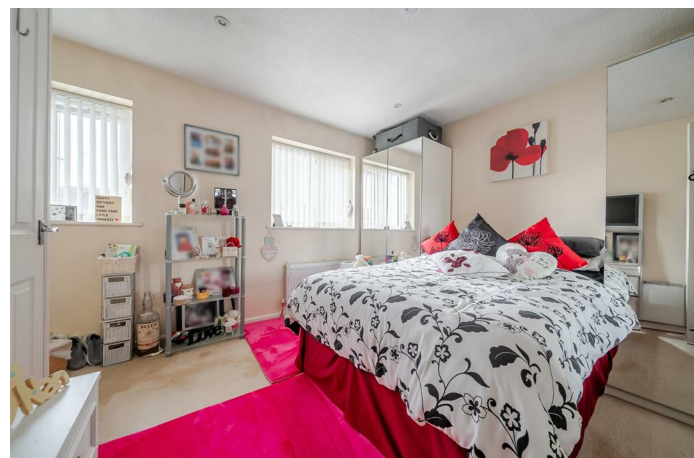
REMOVALS
As part of our drive to assist clients with all aspects of the moving

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	71
(55-68) D	80
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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

