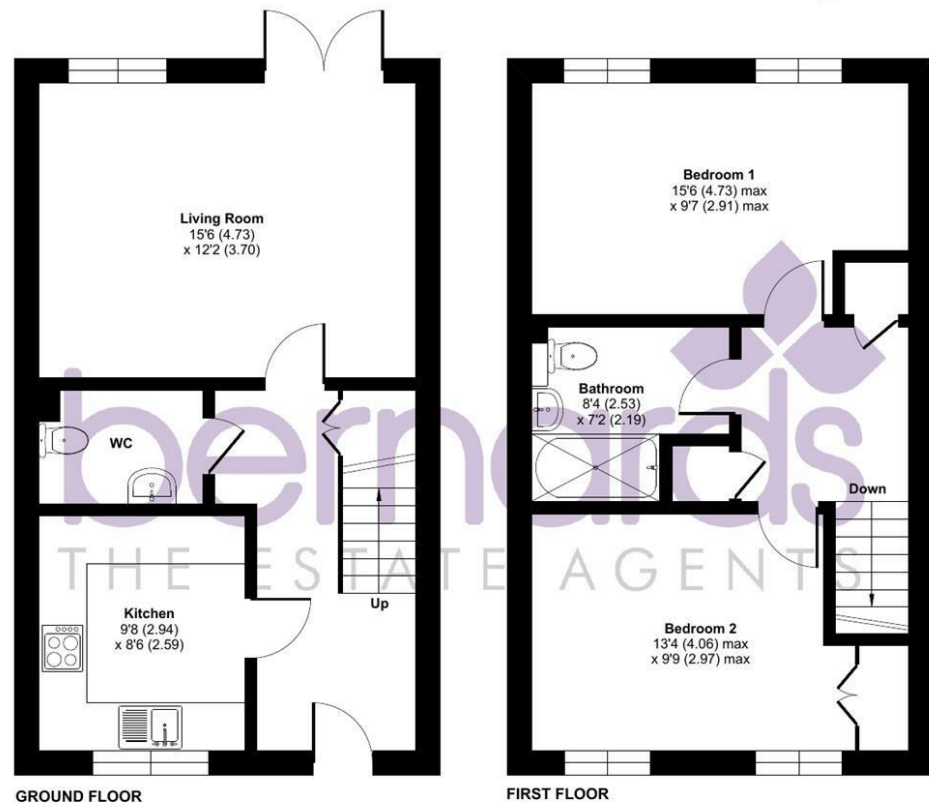


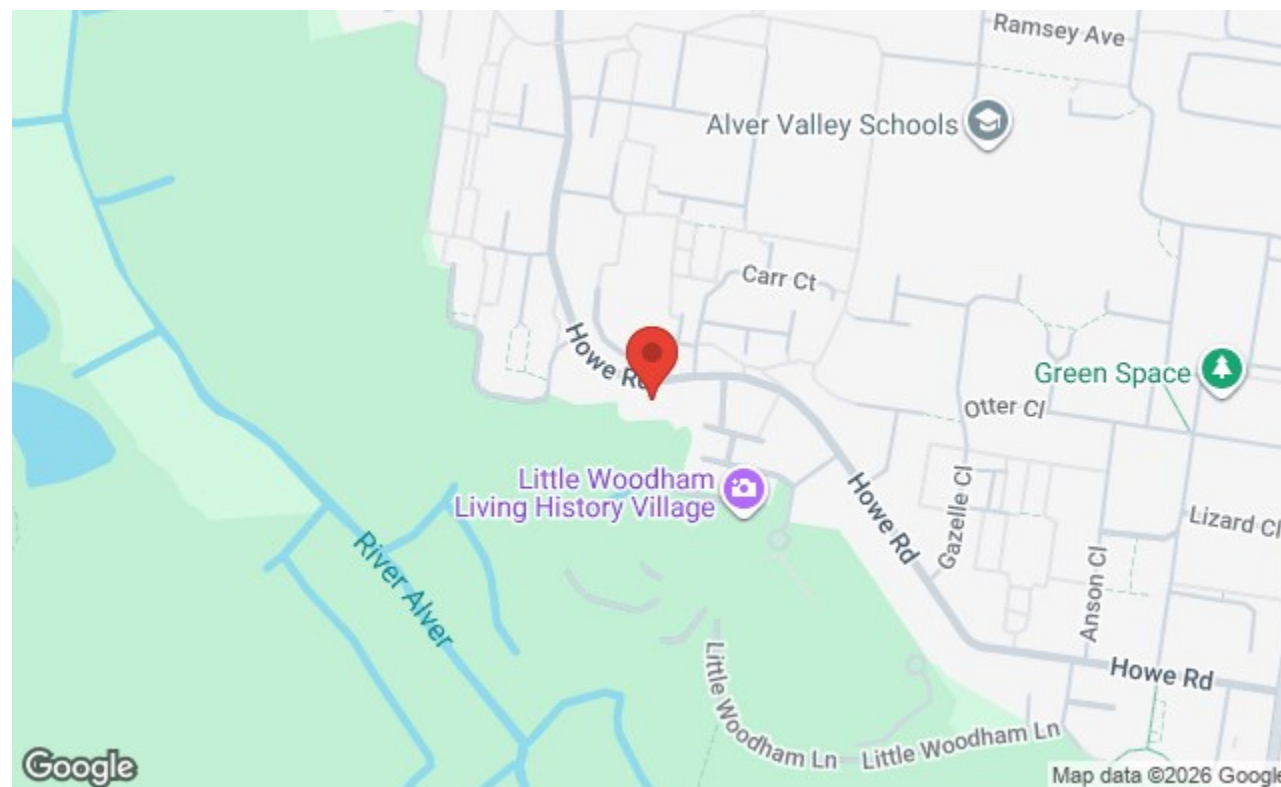


## Montrose Walk, Howe Road, Gosport, PO13

Approximate Area = 852 sq ft / 79.1 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: 1459821



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



Asking Price £245,000

Howe Road, Gosport PO13 8PA

**bernards**  
THE ESTATE AGENTS



### HIGHLIGHTS

- Modern two-bedroom mid-terraced house
- Presented in excellent condition
- Modern fitted kitchen
- Spacious lounge/dining area
- Allocated Parking
- Two double bedrooms
- Gas central heating and double glazing
- Ideal purchase for first-time buyers

Bernards are pleased to present this modern two-bedroom mid-terraced home, situated in the highly desirable Alver Village area of Gosport.

Ideally positioned, the property benefits from excellent transport links and is within easy reach of a wide range of local amenities, offering both convenience and practicality.

Beautifully presented throughout, the accommodation comprises a welcoming entrance hall, a well-appointed fitted kitchen, and a spacious lounge/dining area, perfect for both relaxing and entertaining. The property also features a stylish

contemporary bathroom, two generously sized double bedrooms, gas central heating, and double glazing throughout for added comfort and energy efficiency.

Externally, the home benefits from an allocated parking space as well as access to visitor parking bays.

This is an excellent opportunity to acquire a well-maintained home in a popular Gosport location, making it an ideal purchase for first-time buyers.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

## KITCHEN

9'8 x 8'6 (2.95m x 2.59m)

## LIVING ROOM

15'6 x 12'2 (4.72m x 3.71m)

## LANDING

## BEDROOM ONE

15'6 x 9'7 (4.72m x 2.92m)

## BEDROOM TWO

13'4 x 9'9 (4.06m x 2.97m)

## BATHROOM

8'4 x 7'2 (2.54m x 2.18m)

## OUTSIDE

## OFF ROAD PARKING

## ENCLOSED REAR GARDEN

## 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

## 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!

## REMOVALS

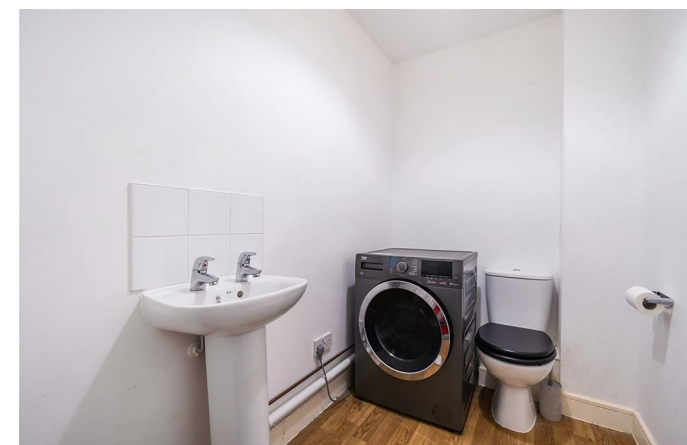
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.

## 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	<b>98</b>
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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