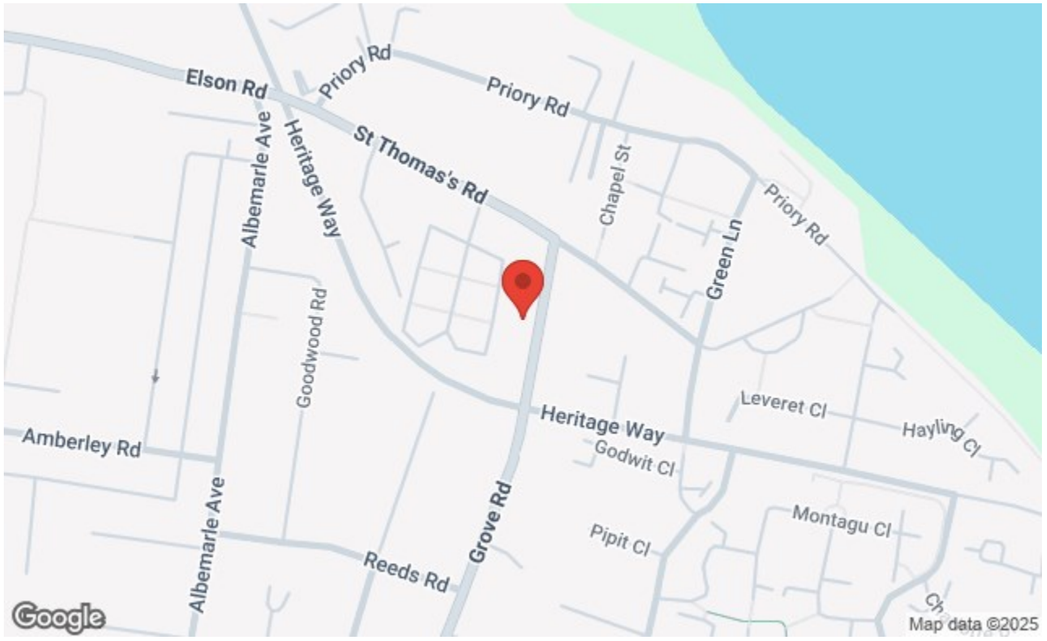
These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



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

FOR SALE

Offers Over £310,000

Grove Road, Gosport PO12 4JN

bernards THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- GARAGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- DOWNSTAIRS WC
- UPDATING REQUIRED
- HARDWAY LOCATION
- A MUST VIEW!

Nestled in the desirable Hardway area of Gosport, this charming detached house on Grove Road presents an excellent opportunity for those seeking a family home with potential. The property boasts two spacious reception rooms on the ground floor, providing ample space for relaxation and entertaining. The large kitchen is perfect for culinary enthusiasts, while a convenient downstairs WC adds to the practicality of the layout.

Upstairs, you will find three generously sized double bedrooms, ensuring comfort for all family members. The bathroom, while functional, offers the chance for personalisation to suit your taste.

Outside, the property features a good-sized garden, ideal for outdoor activities or simply enjoying the fresh air. Additionally, a detached garage provides valuable storage or parking.

Situated close to the waterfront, this home is conveniently located near local schools and bus routes, making it an ideal choice for families and commuters alike. With no onward chain, this property is ready for its new owners to make it their own, although some updating is required to fully realise its potential.

This is a wonderful opportunity to acquire a detached house in a sought-after location, perfect for those looking to create their dream home.

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

PROPERTY INFORMATION

ENTRANCE PORCH

DOWNSTAIRS WC

LOUNGE
12'5 x 12'4 (3.78m x 3.76m)

DINING ROOM
12'5 x 11'8 (3.78m x 3.56m)

KITCHEN/BREAKFAST ROOM
16'7 x 12'5 (5.05m x 3.78m)

LANDING

BEDROOM ONE
12'10 x 12'5 (3.91m x 3.78m)

BEDROOM TWO
11'7 x 9'6 (3.53m x 2.90m)

BEDROOM THREE
11'8 x 8'7 (3.56m x 2.62m)

BATHROOM
7'7 x 7'2 (2.31m x 2.18m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

ANTI-MONEY LAUNDERING (AML)

We 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

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!

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.

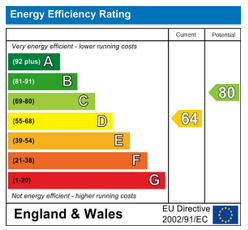
REMOVAL QUOTES

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. We 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.

FREEHOLD / COUNCIL TAX BAND D



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