

Asking Price £265,000

Frater Lane, Gosport PO12 4AX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ DOUBLE & TRIPLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ MODERN FITTED KITCHEN
- ❖ GOOD SIZE REAR GARDEN
- ❖ UPSTAIRS BATHROOM
- ❖ VERY WELL PRESENTED
- ❖ A MUST VIEW!

Bernards is pleased to present this charming two-bedroom detached house situated on Frater Lane in the sought-after Elson area of Gosport. This delightful property has been thoughtfully improved by the current owners, offering a comfortable and inviting living space.

Upon entering, you will find two separate reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is well-equipped, making it a joy to prepare meals. The layout of the ground floor is both practical and appealing, perfect for family living or hosting guests.

As you ascend to the first floor, you will discover two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the good-sized enclosed rear garden, which provides a private outdoor space for gardening, play, or simply enjoying the fresh air. On-street parking is available, adding to the convenience of this lovely home.

The location is particularly advantageous, with close proximity to the Range store, various bus routes, and local schools, making it ideal for families and commuters alike. This property is a must-view for anyone seeking a well-appointed home in a desirable area. Don't miss the opportunity to make this delightful house your new home.

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





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PROPERTY INFORMATION

Entrance Hall

Living Room

12'3 x 10'1 (3.73m x 3.07m)

Dining Room

12'3 x 10'3 (3.73m x 3.12m)

Kitchen

12'5 x 10'4 (3.78m x 3.15m)

Landing

Bedroom One

12'2 x 10 (3.71m x 3.05m)

Bedroom Two

10'2 x 8'2 (3.10m x 2.49m)

Bathroom

7'6 x 6'10 (2.29m x 2.08m)

OUTSIDE

Enclosed Rear Garden

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!



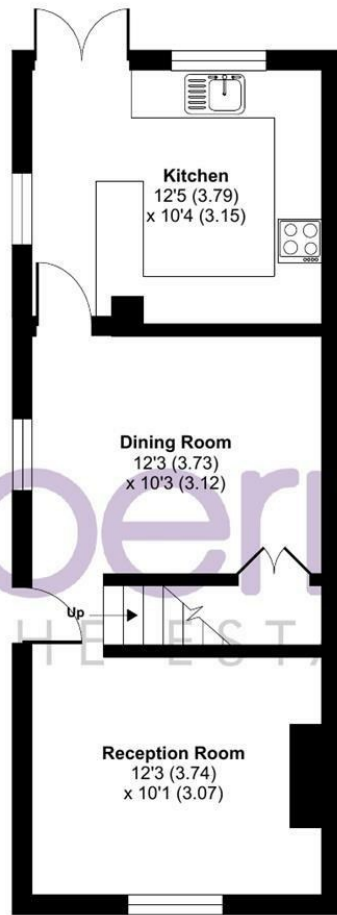
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Frater Lane, Gosport, PO12

Approximate Area = 763 sq ft / 70.9 sq m

For identification only - Not to scale

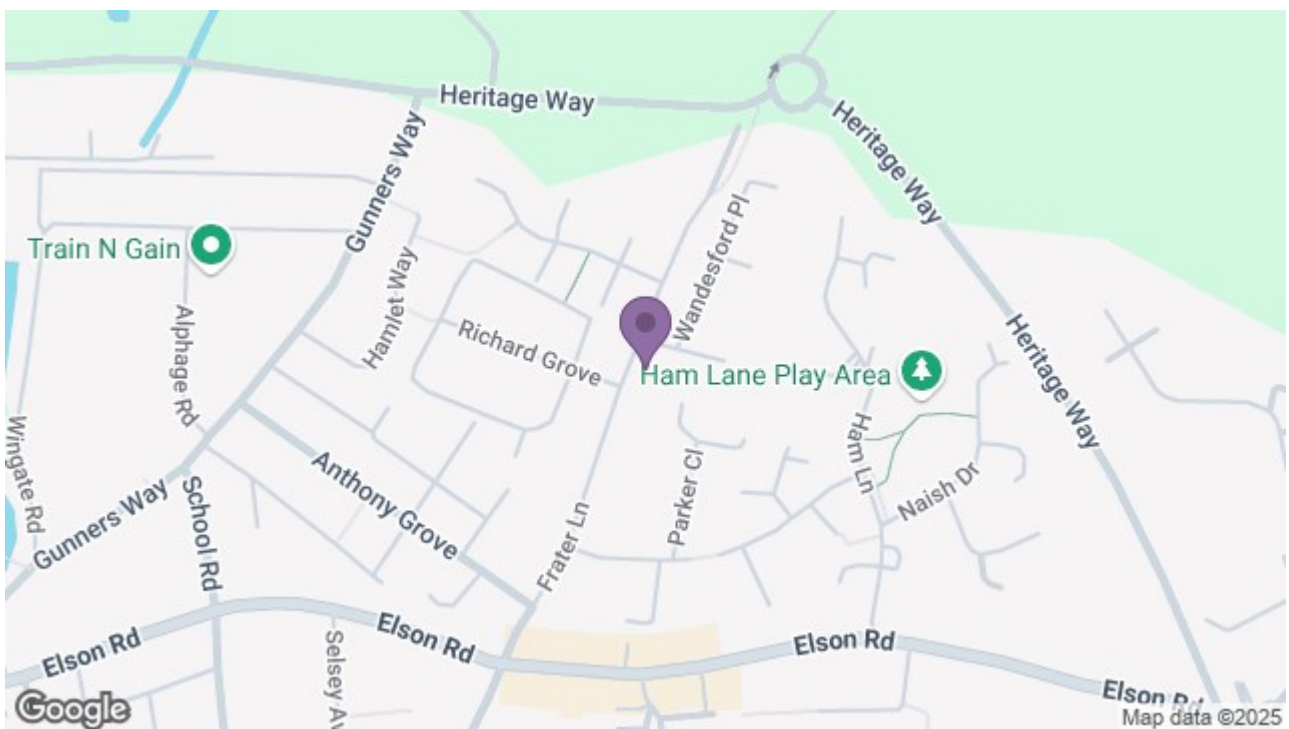


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1325846



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