



Mayfield Road, Gosport, PO12

Approximate Area = 820 sq ft / 76.1 sq m
For identification only - Not to scale



Offers Over £175,000

Mayfield Road, Gosport PO12 1QZ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1419629



HIGHLIGHTS

- ❖ Chain-free two bedroom house
- ❖ Located in the heart of Gosport town centre
- ❖ Walking distance to Stoke Road shops, Asda, schools and bus routes
- ❖ Ideal first time buy
- ❖ Double glazing and gas central heating
- ❖ Spacious lounge/diner
- ❖ Downstairs shower room with WC
- ❖ Fitted kitchen
- ❖ Upstairs bathroom

Bernards Estate Agents are delighted to offer for sale this chain-free, two-bedroom house, ideally located in the heart of Gosport town centre.

The property is conveniently situated within walking distance of Stoke Road's local shops, Asda, schools, and excellent bus routes, making it perfectly suited to first-time buyers or investors.

Internally, the home benefits from double glazing and gas central heating throughout. The ground

floor comprises a spacious lounge/diner, which leads through to a fitted kitchen and a downstairs shower room with WC. Upstairs, there are two well-proportioned double bedrooms and a family bathroom.

Externally, the property boasts an enclosed rear garden, ideal for relaxing or entertaining.

This property represents an excellent first-time purchase and viewing is highly recommended to fully appreciate the accommodation on offer.

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 DOWNSTAIRS WC & SHOWER ROOM

8'0 x 5'0 (2.44m x 1.52m)

LOUNGE/DINER

23'1 x 14'8 (7.04m x 4.47m)

KITCHEN

10'6 x 8'0 (3.20m x 2.44m)

LANDING

BEDROOM ONE

11'7 x 11'0 (3.53m x 3.35m)

BEDROOM TWO

12'0 x 8'10 (3.66m x 2.69m)

BATHROOM

9'1 x 5'7 (2.77m x 1.70m)

OUTSIDE

ENCLOSED REAR GARDEN

FREEHOLD / COUNCIL TAX BAND B

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	85
(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	
England & Wales	



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