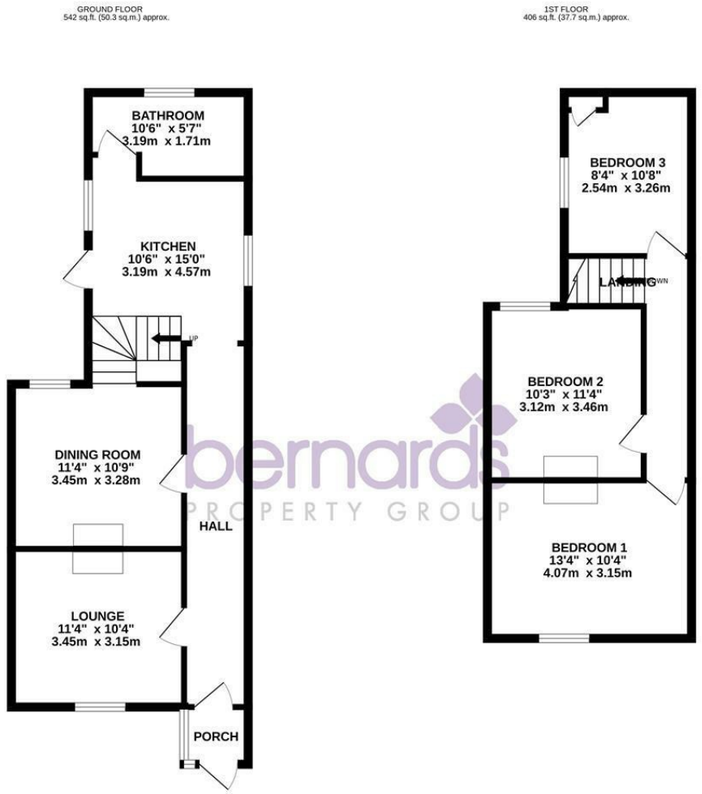
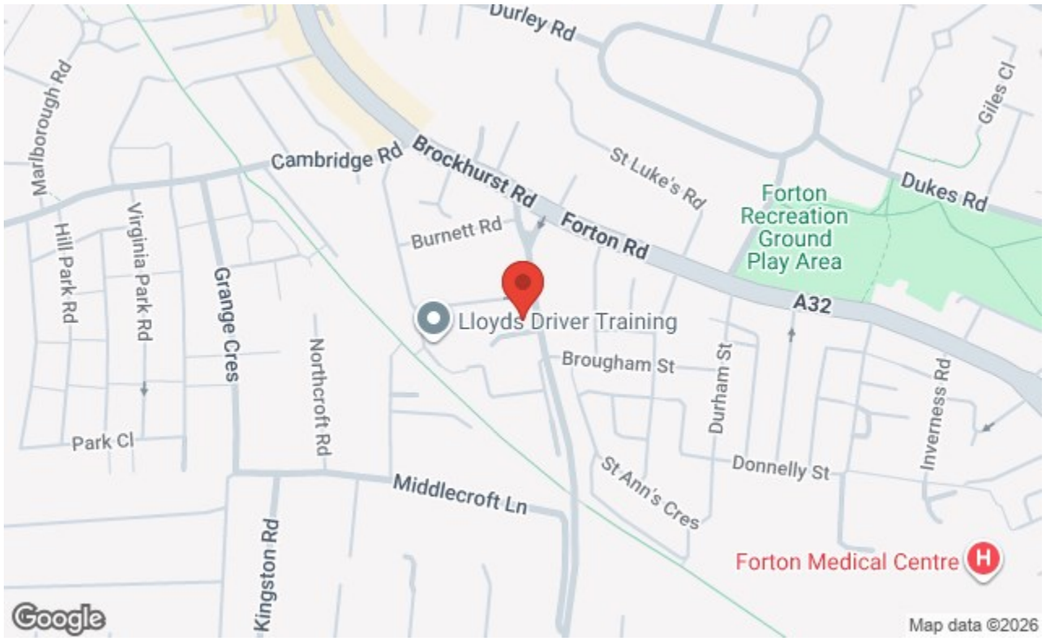


bernards PROPERTY GROUP

TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



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

FOR SALE

Asking Price £210,000

Anns Hill Road, Gosport PO12 3JY

bernards THE ESTATE AGENTS

3 | 1 | 2

HIGHLIGHTS

- Three Double Bedroom Terraced House
- No Forward Chain
- Ideal First-Time Purchase or Investment
- Separate Dining Room
- Modern Fitted Kitchen
- Enclosed Rear Garden with Storage Shed
- Close to Gosport Town Centre
- Walking Distance to Local Shops and Schools

No Forward Chain | Three Double Bedrooms | Ideal First-Time Buy

Bernards are delighted to bring to the market this well-presented three-bedroom terraced home, conveniently situated close to Gosport Town Centre, local schools, shops and excellent transport links.

Offering spacious accommodation throughout, the ground floor comprises a welcoming living room, a separate dining room, a modern fitted kitchen and a contemporary family bathroom. Upstairs, the property boasts three generous double bedrooms, with access to the loft providing additional storage potential.

Further benefits include double glazing, gas central heating and an enclosed rear garden complete with a useful storage shed, making it an ideal space for relaxing or entertaining.

Offered to the market with no forward chain, this fantastic home is perfect for first-time buyers, growing families or investors looking for a property in a convenient and popular location.

Early viewing is highly recommended to appreciate everything this home has to offer.

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

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
11'4 x 10'4 (3.45m x 3.15m)

DINING ROOM
11'4 x 10'4 (3.45m x 3.15m)

KITCHEN
10'6 x 8'2 (3.20m x 2.49m)

BATHROOM
8'1 x 5'7 (2.46m x 1.70m)

LANDING

BEDROOM ONE
13'4 x 11'4 (4.06m x 3.45m)

BEDROOM TWO
11'4 x 10'3 (3.45m x 3.12m)

BEDROOM THREE
10'8 x 8'2 (3.25m x 2.49m)

OUTSIDE

ENCLOSED REAR GARDEN

GARDEN SHED

FREEHOLD - COUNCIL TAX BAND B

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
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.

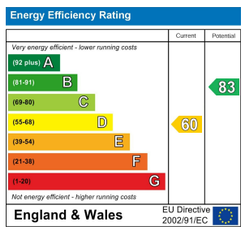
BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



Scan here to see all our properties for sale and rent

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