

Offers Over £190,000

Durham Street, Gosport PO12 3JE

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ Freehold two-bedroom house
- ◆ Double glazing and gas central heating
- ◆ Two generous double bedrooms
- ◆ Large enclosed rear garden with rear vehicle access
- ◆ Potential to convert part of the garden for off-road parking if needed
- ◆ Ideal for first-time buyers
- ◆ Close to local shops, bus routes, and schools
- ◆ A must-see property!

\*\*\*Price range £190,000 - £200,000\*\*\*

Bernards is pleased to offer for sale this charming freehold two-bedroom house, located in the sought-after Gosport area.

Conveniently close to local shops, bus routes, and schools, this property benefits from double glazing and gas central heating throughout.

The ground floor comprises a bright

living room, a spacious kitchen, and a family bathroom. Upstairs, you'll find two generous double bedrooms, along with loft access for additional storage.

Outside, there is a large, enclosed rear garden with rear vehicle access. This offers potential for converting part of the garden to create off-road parking, should it be required.

An ideal opportunity for first-time buyers. A must-see!

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE

## LIVING ROOM

12'3 x 10'10 (3.73m x 3.30m)

## KITCHEN

12'3 x 10'7 (3.73m x 3.23m)

## UTILITY ROOM

8'6 x 7'0 (2.59m x 2.13m)

## BATHROOM

6'11 x 6'1 (2.11m x 1.85m)

## LANDING

## BEDROOM ONE

12'3 x 10'10 (3.73m x 3.30m)

## BEDROOM TWO

10'9 x 9'7 (3.28m x 2.92m)

## OUTSIDE

## ENCLOSED REAR GARDEN

**Council Tax Band B / Freehold**

## 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.

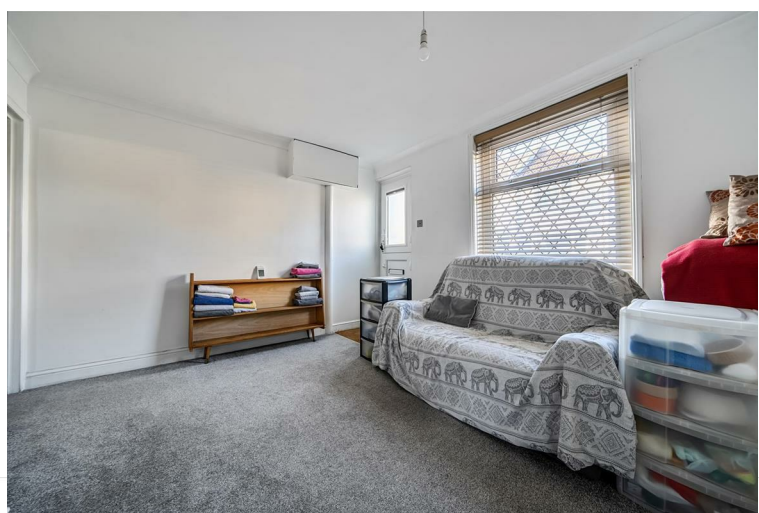
## Solicitors

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!



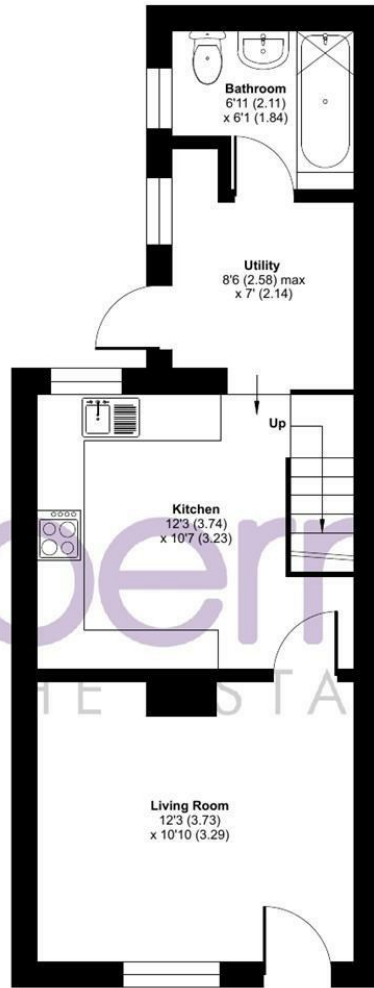
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



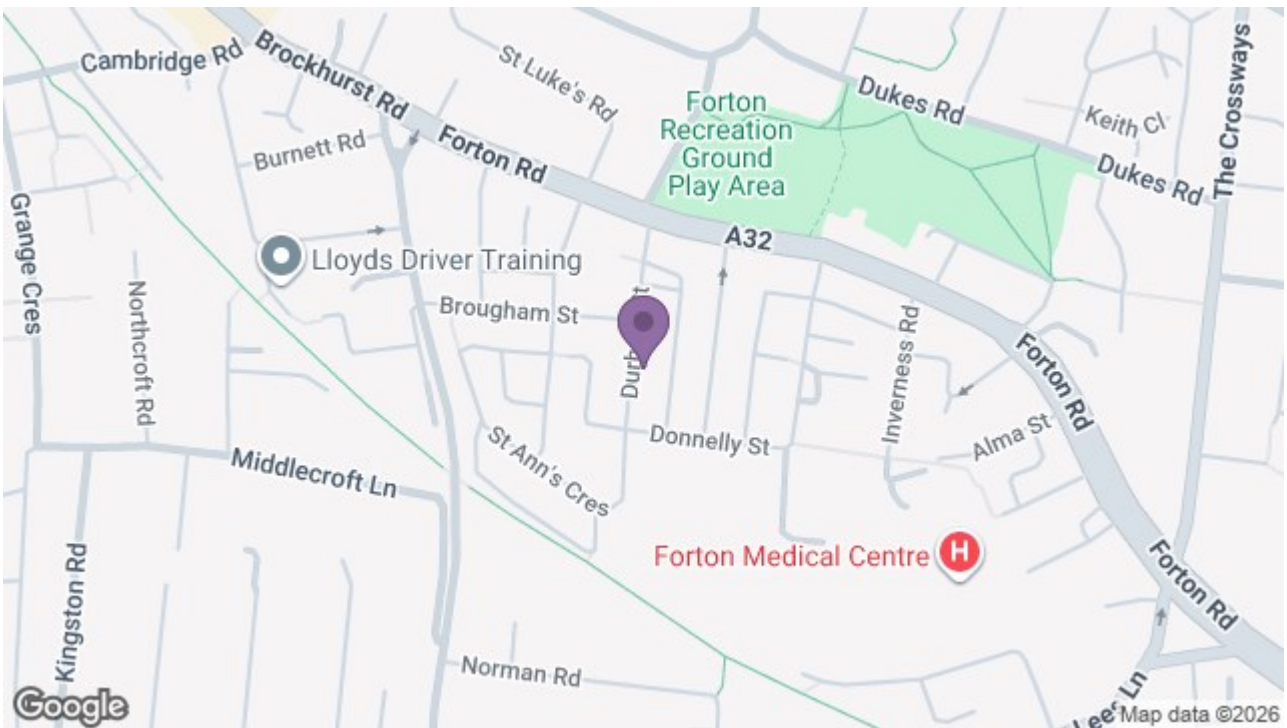
# Durham Street, Gosport, PO12

Approximate Area = 639 sq ft / 59.3 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). © nctechcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383019



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