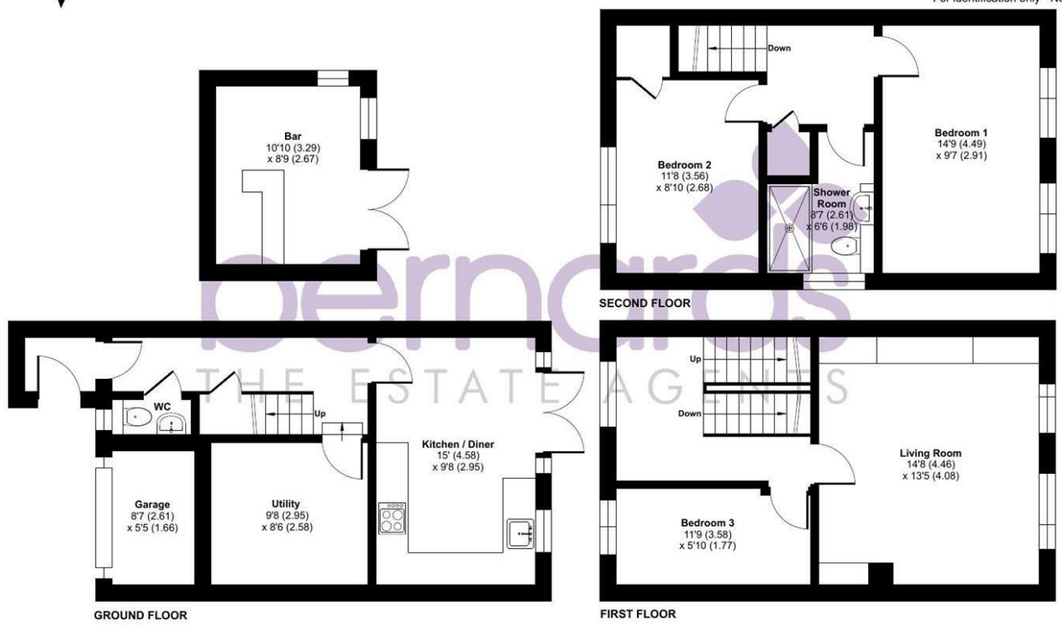
# The Nook, Gosport, PO13

Approximate Area = 1121 sq ft / 104.1 sq m
Garage = 41 sq ft / 3.8 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 1257 sq ft / 116.7 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1549797




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

FOR SALE

## Asking Price £290,000

The Nook, Gosport PO13 0ZT

bernards THE ESTATE AGENTS



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## HIGHLIGHTS

- Very well presented three-bedroom town house
- Driveway providing off-road parking
- Downstairs WC
- Spacious modern fitted kitchen/diner
- Separate utility room
- Three good-sized bedrooms
- Garden outbuilding currently arranged as a bar
- Close to Gosport Leisure Centre and Brockhurst Gate shops

Very Well Presented Three Bedroom Town House With A Driveway!

This very well presented three-bedroom town house offers spacious and well-maintained accommodation throughout, making it an ideal purchase for first-time buyers, growing families or those looking to move up the property ladder.

The property benefits from double glazing and gas central heating, with the ground floor comprising an entrance hall, downstairs WC, spacious modern fitted kitchen/diner with the added benefit of a separate utility room, and a generous living room.

On the first floor are three good-sized bedrooms and a modern shower room, which has been recently refitted to provide a contemporary finish.

Externally, the property benefits from a driveway providing off-road parking, leading to the remaining section of the garage, currently providing useful storage space. To the rear is an enclosed garden, which also features an outbuilding currently arranged as a bar, creating a great space for entertaining.

Conveniently situated close to Gosport Leisure Centre, Brockhurst Gate shops, local bus routes and schools, the property is ideally positioned for access to a range of local amenities.

An internal viewing is highly recommended to fully appreciate the presentation and accommodation on offer.

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

# PROPERTY INFORMATION

**ENTRANCE HALLWAY**

**DOWNSTAIRS WC**

**KITCHEN/DINER**
15'0" x 9'8" (4.58 x 2.95)

**UTILITY ROOM**
9'8" x 8'5" (2.95 x 2.58)

**FIRST FLOOR LANDING**

**LIVING ROOM**
14'7" x 13'4" (4.46 x 4.08)

**BEDROOM THREE**
11'8" x 5'9" (3.58 x 1.77)

**SECOND FLOOR LANDING**

**BEDROOM ONE**
14'8" x 9'6" (4.49 x 2.91)

**BEDROOM TWO**
11'8" x 8'9" (3.56 x 2.68)

**SHOWER ROOM**
8'6" x 6'5" (2.61 x 1.98)

**OUTSIDE**

**ENCLOSED REAR GARDEN**

**GARAGE**
8'6" x 5'5" (2.61 x 1.66)

**FREEHOLD - COUNCIL TAX BAND B**

**DECLARATION OF INTEREST**
In accordance with Section 21 of the Estate Agents Act 1979, we disclose that the seller of this property is a relative of an employee of Bernards Estate Agents.

**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.

**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.

**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.





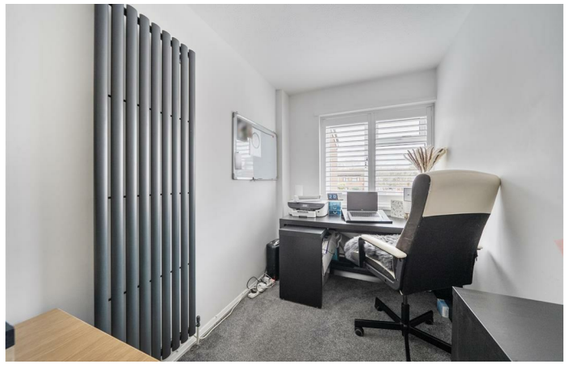




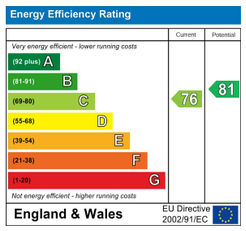













Scan here to see all our properties for sale and rent

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