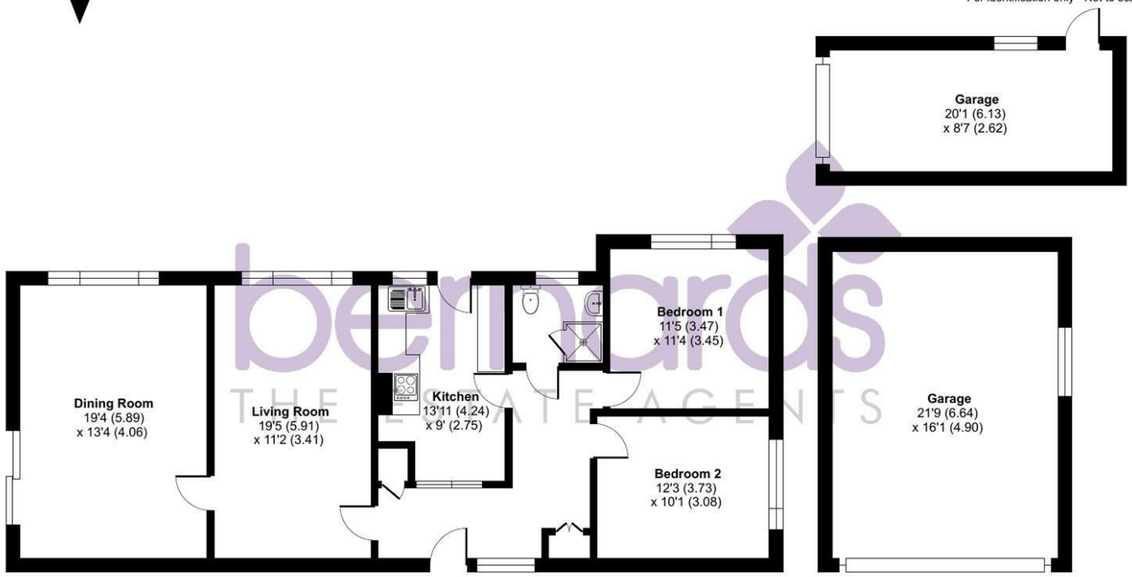
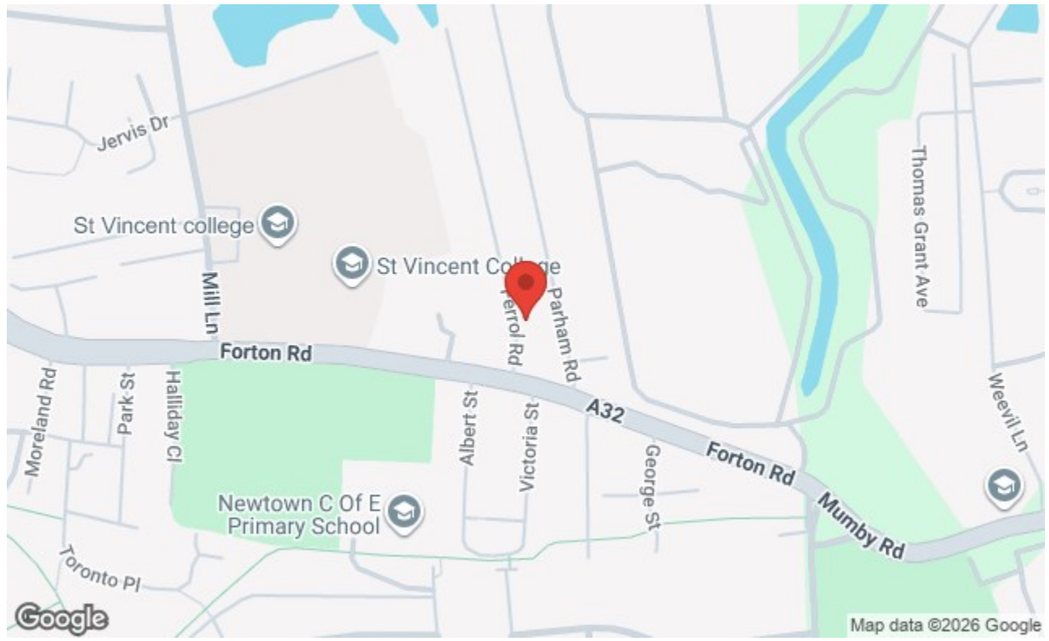
Chy-An-Mor, Ferrol Road, Gosport, PO12

Approximate Area = 1062 sq ft / 98.6 sq m
Garages = 523 sq ft / 48.5 sq m
Total = 1585 sq ft / 147.1 sq m
For identification only - Not to scale



GROUND FLOOR

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: 1473294



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

FOR SALE

Guide Price £325,000

Ferrol Road, Gosport PO12 4UG

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- Detached Two/Three Bedroom Bungalow
- Large Plot with Extensive Side and Rear Gardens
- Gated and Walled Frontage
- Private Driveway and Two Detached Garages
- Spacious Living Room
- Dining Room / Potential Third Bedroom
- Excellent Potential to Extend or Develop (STPP)
- No Onward Chain
- Close to Local Shops and Bus Routes

SPACIOUS DETACHED BUNGALOW WITH TWO GARAGES AND NO FORWARD CHAIN

Bernards Estate Agents are delighted to offer for sale this substantial two/three-bedroom detached bungalow, occupying a generous plot with extensive gardens, ample parking and exciting potential for extension or further development (subject to the necessary planning consents).

Set behind a gated and walled frontage, the property enjoys excellent kerb appeal and benefits from a private driveway leading to two detached garages, providing exceptional parking and storage options.

Internally, the bungalow offers well-proportioned accommodation arranged entirely on one level and benefits from double glazing throughout and gas central heating via a combination boiler. The accommodation comprises two generous double bedrooms, a versatile dining room which could easily serve as a third bedroom, a spacious and light-filled living room, a fitted kitchen, shower room, and a welcoming entrance hall with access to the loft via a pull-down ladder.

A particular feature of this property is the impressive outdoor space. The large side and rear gardens offer a wonderful setting for families, keen gardeners or those simply seeking privacy and outdoor enjoyment. The size of the plot also presents excellent scope for enlargement or redevelopment opportunities, subject to the relevant planning permissions.

Offered to the market with no onward chain, this property is ideal for buyers seeking a straightforward and hassle-free purchase.

Conveniently located close to local shops, amenities and regular bus routes, this rarely available detached bungalow represents an outstanding opportunity to acquire a home with both immediate comfort and future potential.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN
13'11 x 9'0 (4.24m x 2.74m)

LIVING ROOM
19'5 x 11'2 (5.92m x 3.40m)

DINING ROOM / BEDROOM 3
19'4 x 13'4 (5.89m x 4.06m)

BEDROOM ONE
11'5 x 11'4 (3.48m x 3.45m)

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

SHOWER ROOM

OUTSIDE

ENCLOSED GARDEN

DRIVEWAY

GARAGE
20'1 x 8'7 (6.12m x 2.62m)

ADDITIONAL 2ND GARAGE
21'9 x 16'1 (6.63m x 4.90m)

FREEHOLD / COUNCI TAX BAND E

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!









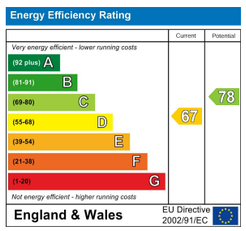












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