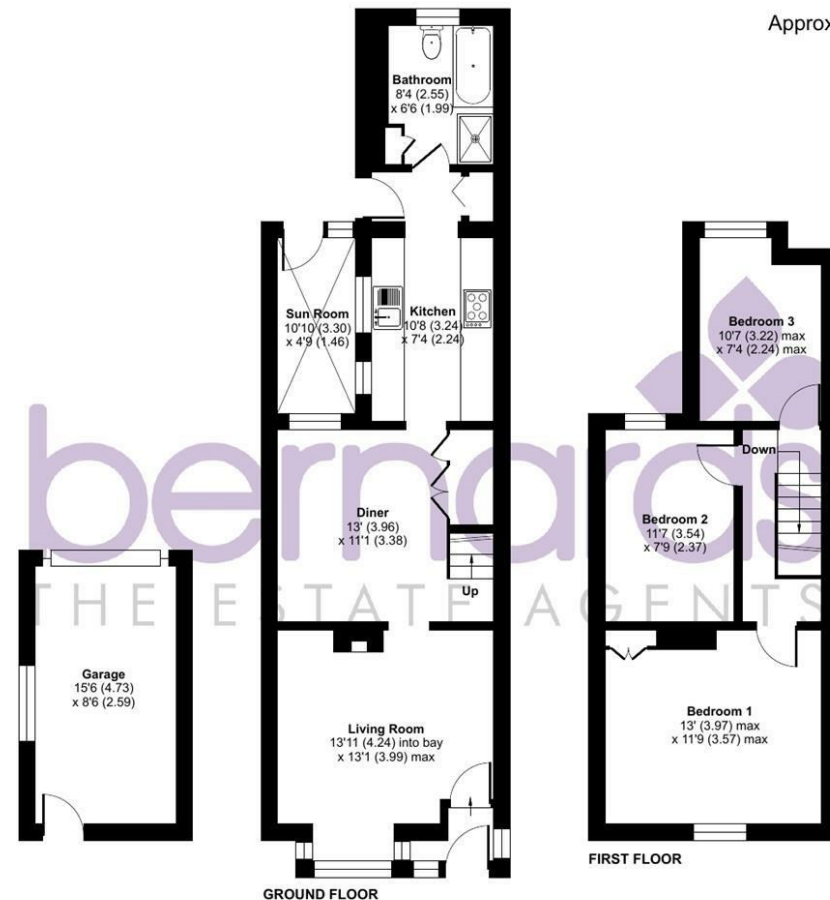




Coronado Road, Gosport, PO12

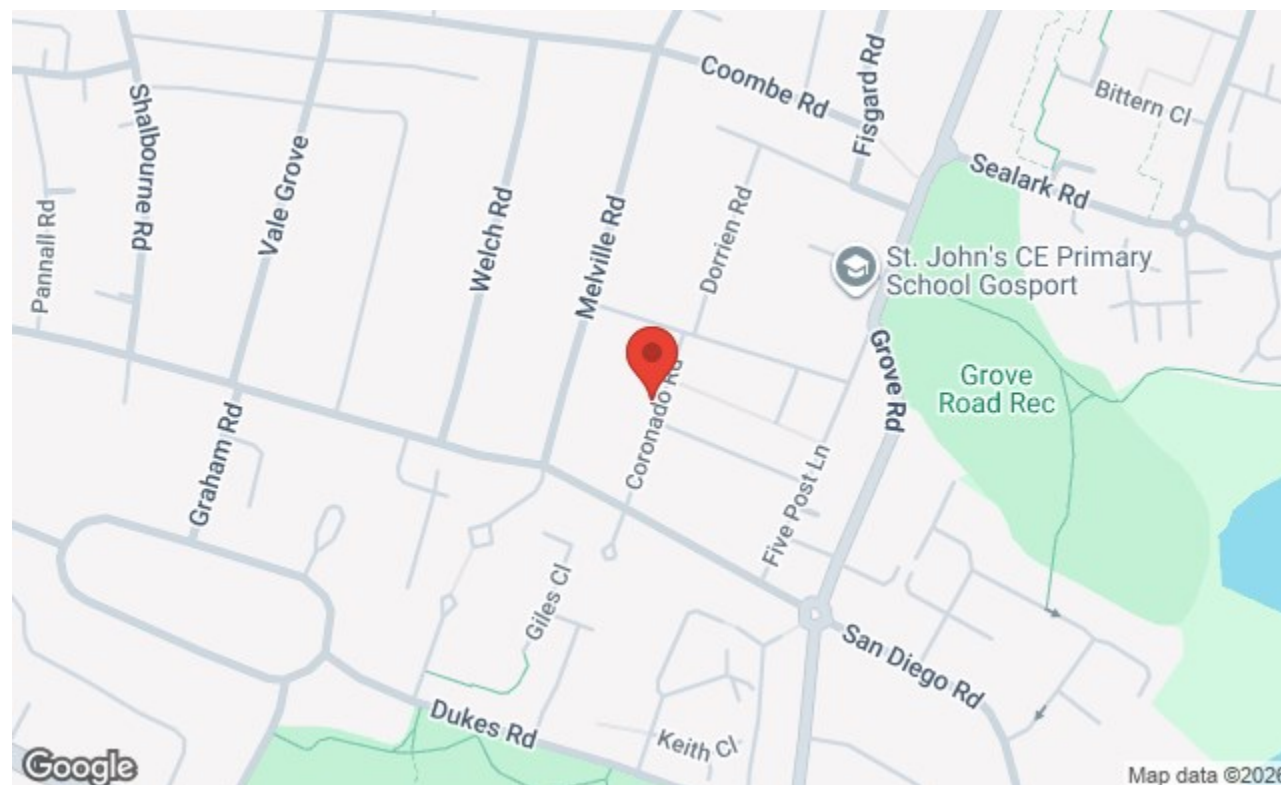
Approximate Area = 898 sq ft / 83.4 sq m
Garage = 132 sq ft / 12.2 sq m
Outbuilding = 49 sq ft / 4.5 sq m
Total = 1079 sq ft / 100.1 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1416875



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



Asking Price £230,000

Coronado Road, Gosport PO12 4RE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Three good-size bedrooms
- Double glazing
- Gas central heating
- Living room
- Separate dining room
- Modern fitted kitchen
- Bathroom with bath and separate shower cubicle
- Detached garage
- Walking distance to local schools

Bernards Estate Agents are delighted to present this well-presented three-bedroom home, ideally situated in the popular Elson area of Gosport.

The property benefits from double glazing and gas central heating. The ground floor offers a comfortable living room, a separate dining room, and a modern fitted kitchen leading to a useful utility/sun room. There is also a ground floor bathroom featuring both a bath and a separate shower cubicle.

Upstairs, the first floor comprises three generously sized bedrooms, providing ample space for families, guests, or

home working.

Externally, the home features a low-maintenance paved rear garden and the added advantage of a detached garage.

Conveniently located within walking distance of local schools, shops, and bus routes, this property would make an excellent family home or investment opportunity.

Early viewing is highly recommended.

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



PROPERTY INFORMATION

- ENTRANCE PORCH**
- LIVING ROOM**
13'11 x 13'1 (4.24m x 3.99m)
- DINING ROOM**
13'0 x 11'1 (3.96m x 3.38m)
- KITCHEN**
10'8 x 7'4 (3.25m x 2.24m)
- SUN ROOM**
10'10 x 4'9 (3.30m x 1.45m)
- BATHROOM**
8'4 x 6'6 (2.54m x 1.98m)

- LANDING**
- BEDROOM ONE**
13'0 x 11'9 (3.96m x 3.58m)
- BEDROOM TWO**
11'7 x 7'9 (3.53m x 2.36m)
- BEDROOM THREE**
10'7 x 7'4 (3.23m x 2.24m)
- OUTSIDE**
- ENCLOSED REAR GARDEN**
- DETACHED GARAGE**
15'6 x 8'6 (4.72m x 2.59m)

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

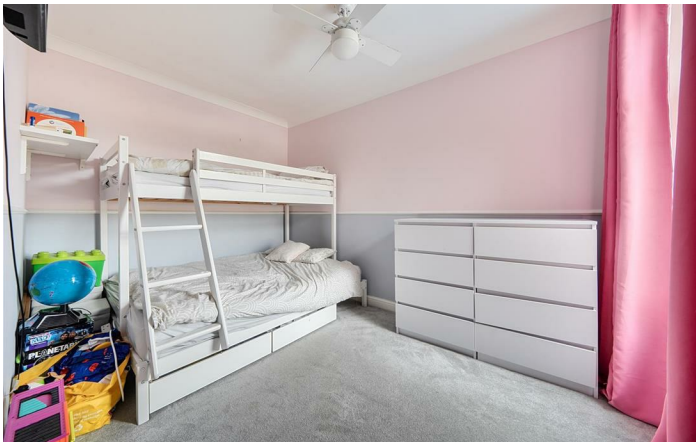
report on a Buyer's proceedability whenever we submit an offer. Thank you.

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		
(12 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		
EU Directive 2002/91/EC	72	79
England & Wales		



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

