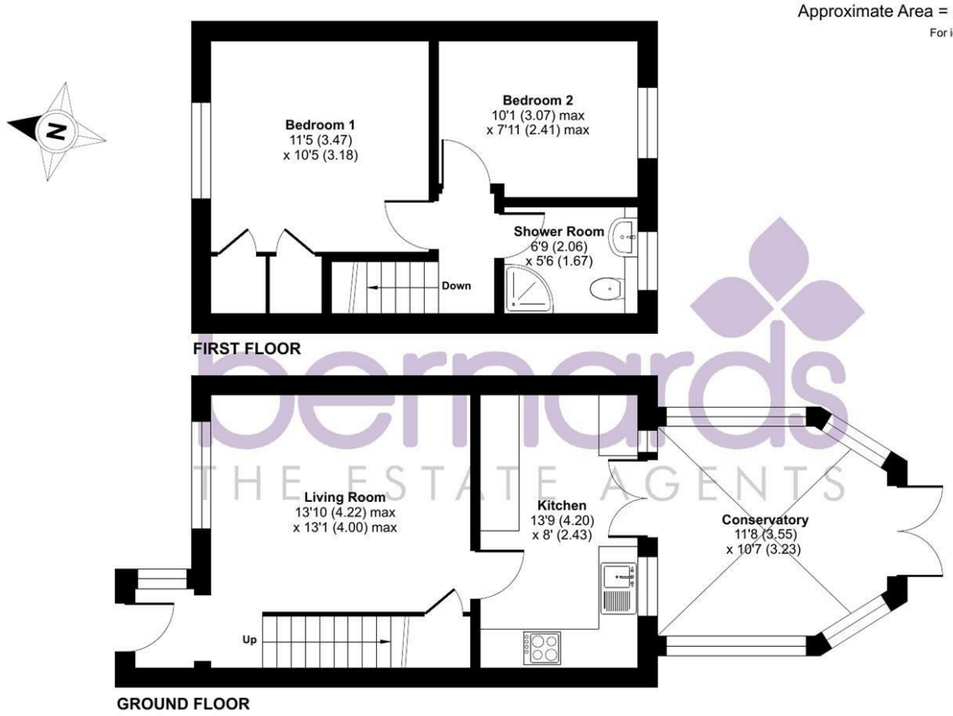
Marlin Close, Gosport, PO13

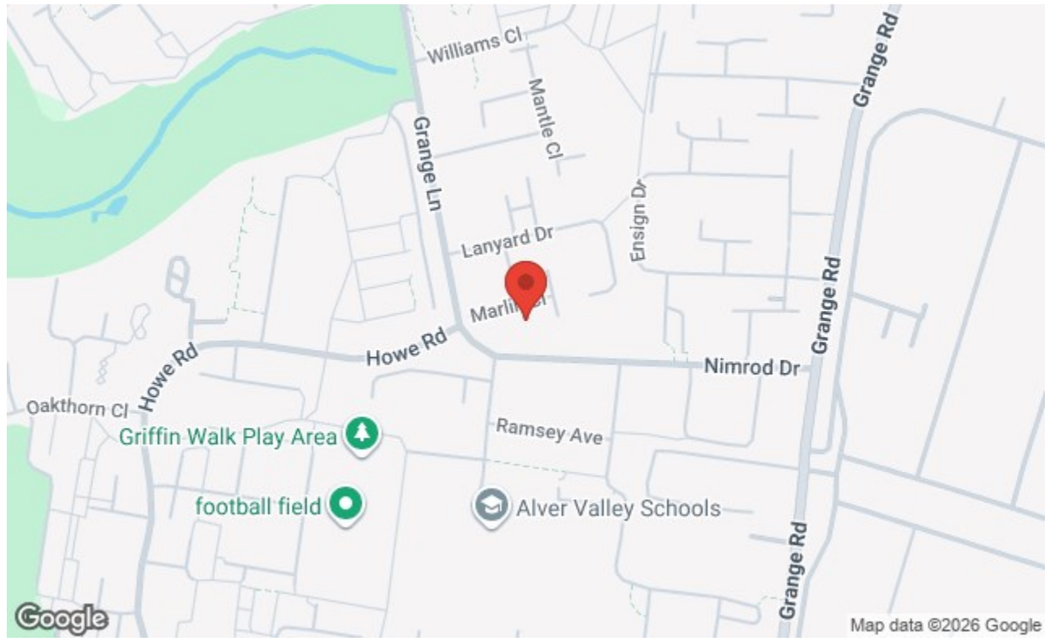
Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1375086



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

FOR SALE

Price Guide £220,000

Marlin Close, Gosport PO13 9UZ

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2 | 1 | 1

HIGHLIGHTS

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- CONSERVATORY
- CLOSE TO LOCAL TRANSPORT LINKS AND LOCAL AMENITIES
- TWO CAR SPACES
- CUL DE SAC LOCATION
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

*** PRICE GUIDE £220,000 - £230,000 ***
Bernards are please to welcome to the market this modern two bedroom terrace house in Gosport. . Spanning an inviting 735 square feet, the property features two well proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property also boasts a lovely conservatory, which extends the living space and allows for an abundance of natural light.

The house includes a well-appointed bathroom, ensuring all your essential needs are met. Outside, you will find convenient parking, a valuable asset in this sought-after location.

Marlin Close is ideally situated close to local amenities, providing easy access to shops, schools, and recreational facilities. This prime location ensures that everything you need is just a short distance away, enhancing your daily living experience.

Contact us today to arrange a viewing.

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

PROPERTY INFORMATION

HALLWAY

KITCHEN
13'9" x 7'11" (4.20 x 2.43)

CONSERVATORY
11'7" x 10'7" (3.55 x 3.23)

LIVING ROOM
13'10" x 13'1" (4.22 x 4.00)

BEDROOM ONE
11'4" x 10'5" (3.47 x 3.18)

BEDROOM TWO
10'0" x 7'10" (3.07 x 2.41)

SHOWER ROOM
10'0" x 7'10" (3.07 x 2.41)

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

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!

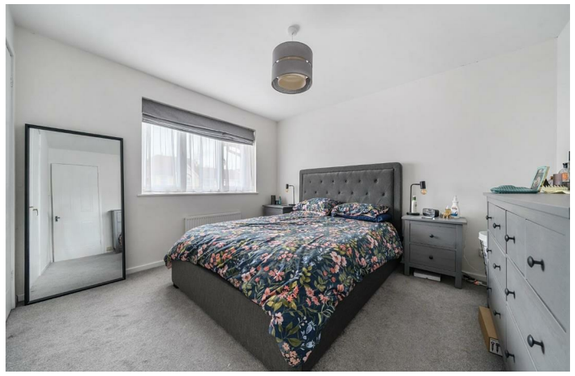
OFFER CHECK
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

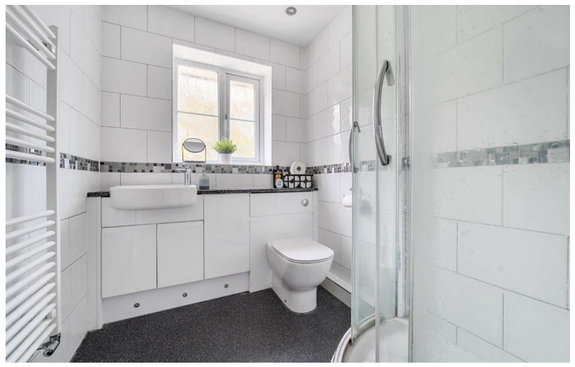
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.









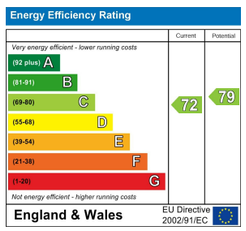












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