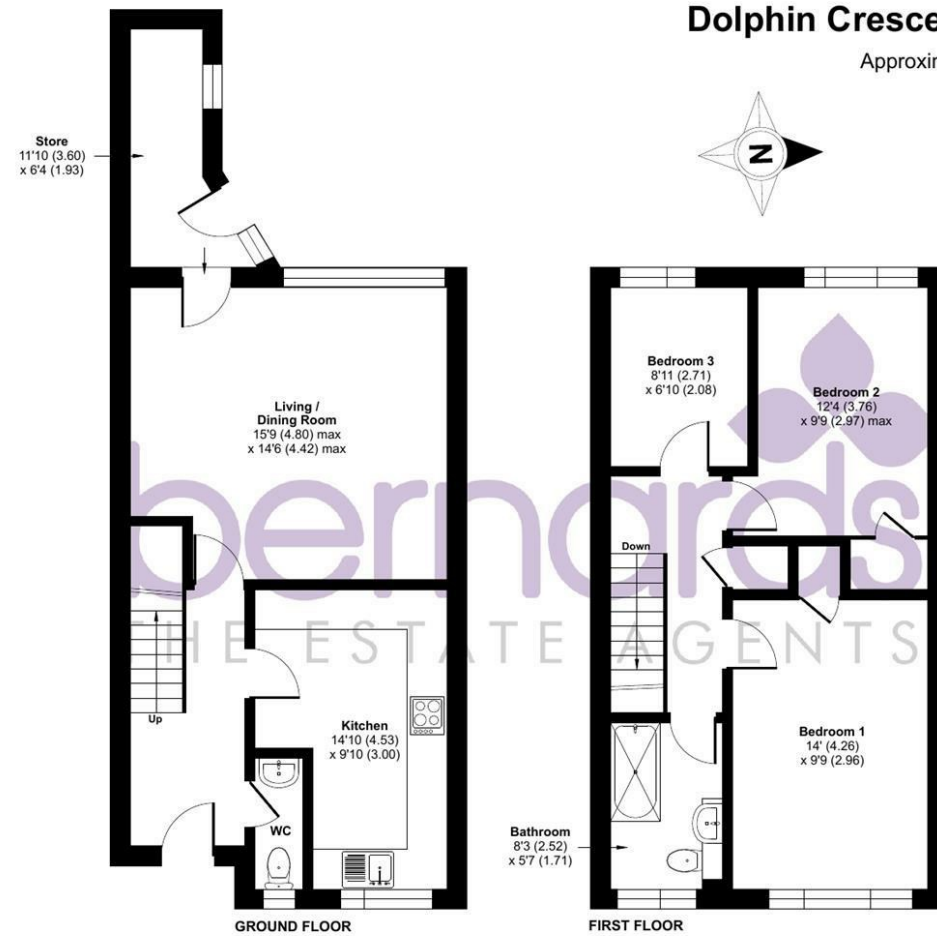


Dolphin Crescent, Gosport, PO12

Approximate Area = 982 sq ft / 91.2 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1377148



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



Offers Over £260,000

Dolphin Crescent, Gosport PO12 2HE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Spacious end of terrace home
- Double glazing and electric heating
- Downstairs WC
- Modern fitted kitchen
- Three good-sized bedrooms
- Enclosed rear garden
- Large living/dining room
- Viewing is highly recommended
- On-street parking

****Price range £260,000 - £270,000****
Bernards are delighted to present this spacious three-bedroom end of terraced house, ideally situated in the highly sought-after Alverstoke area of Gosport. Perfectly positioned close to Gosport Park, the town centre and within the Bay House School catchment area, this property offers both comfort and convenience for families and professionals alike.

The home benefits from double glazing and electric heating throughout. The ground floor comprises an entrance hall with a downstairs WC, a modern fitted kitchen, and a generous living and

dining room overlooking the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing ample space for a growing family.

Outside, the property features an enclosed rear garden with rear pedestrian access, along with on-street parking available to the front. Combining practical living space with a desirable location, this lovely home is an excellent opportunity. Viewing comes highly recommended.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN

14'10 x 9'10 (4.52m x 3.00m)

LOUNGE/DINER

15'9 x 14'6 (4.80m x 4.42m)

LANDING

BEDROOM ONE

14 x 9'9 (4.27m x 2.97m)

BEDROOM TWO

12'4 x 9'9 (3.76m x 2.97m)

BEDROOM THREE

8'11 x 6'10 (2.72m x 2.08m)

BATHROOM

8'3 x 5'7 (2.51m x 1.70m)

OUTSIDE

STORE ROOM

11'10 x 6'4 (3.61m x 1.93m)

ENCLOSED REAR GARDEN

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.

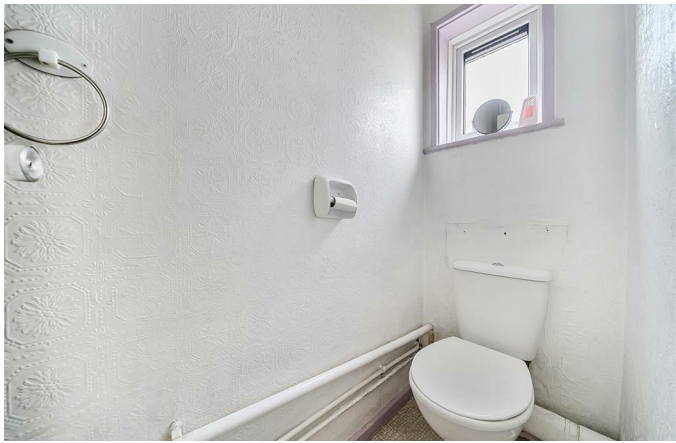
SOLICITORS

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 | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



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