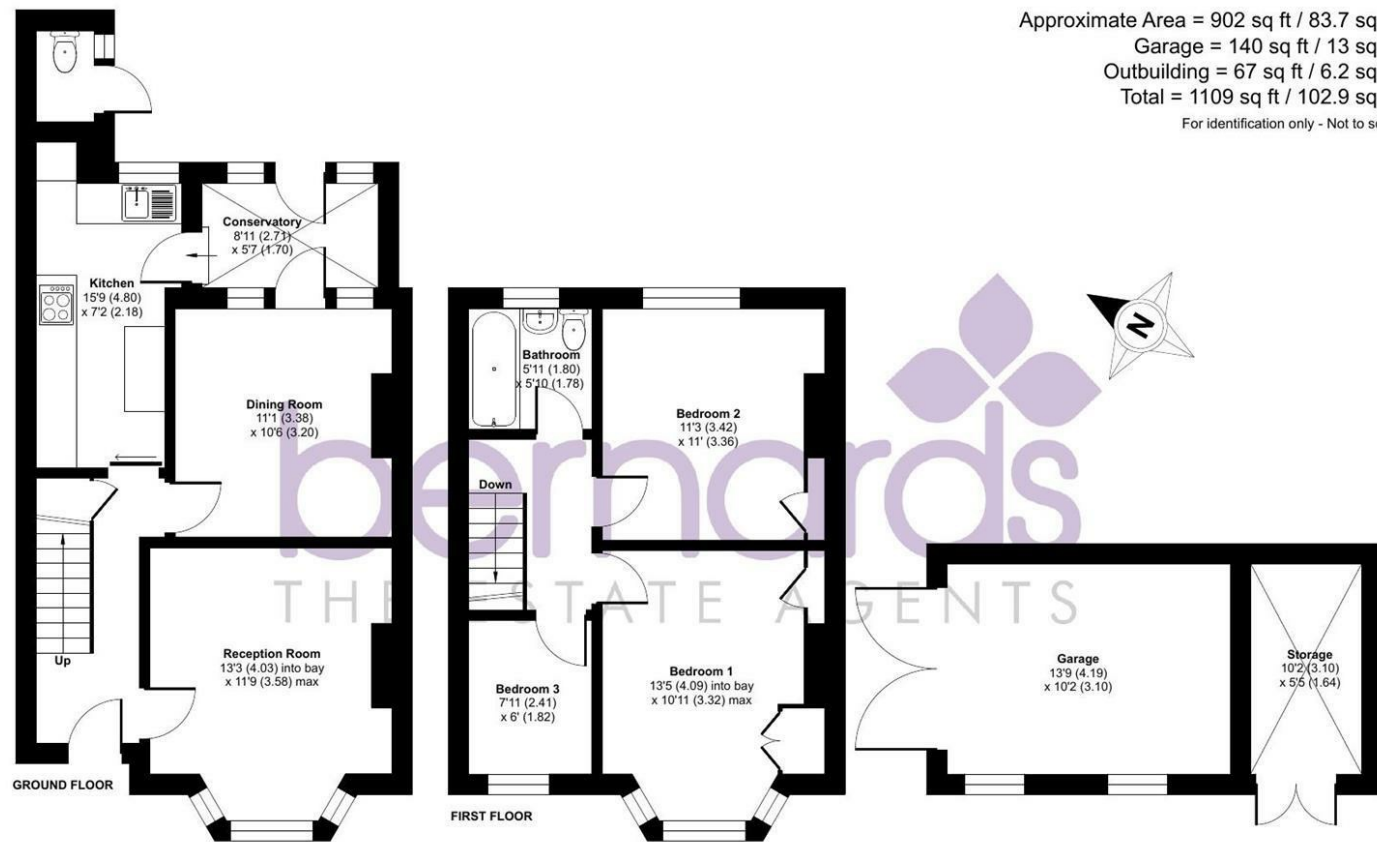
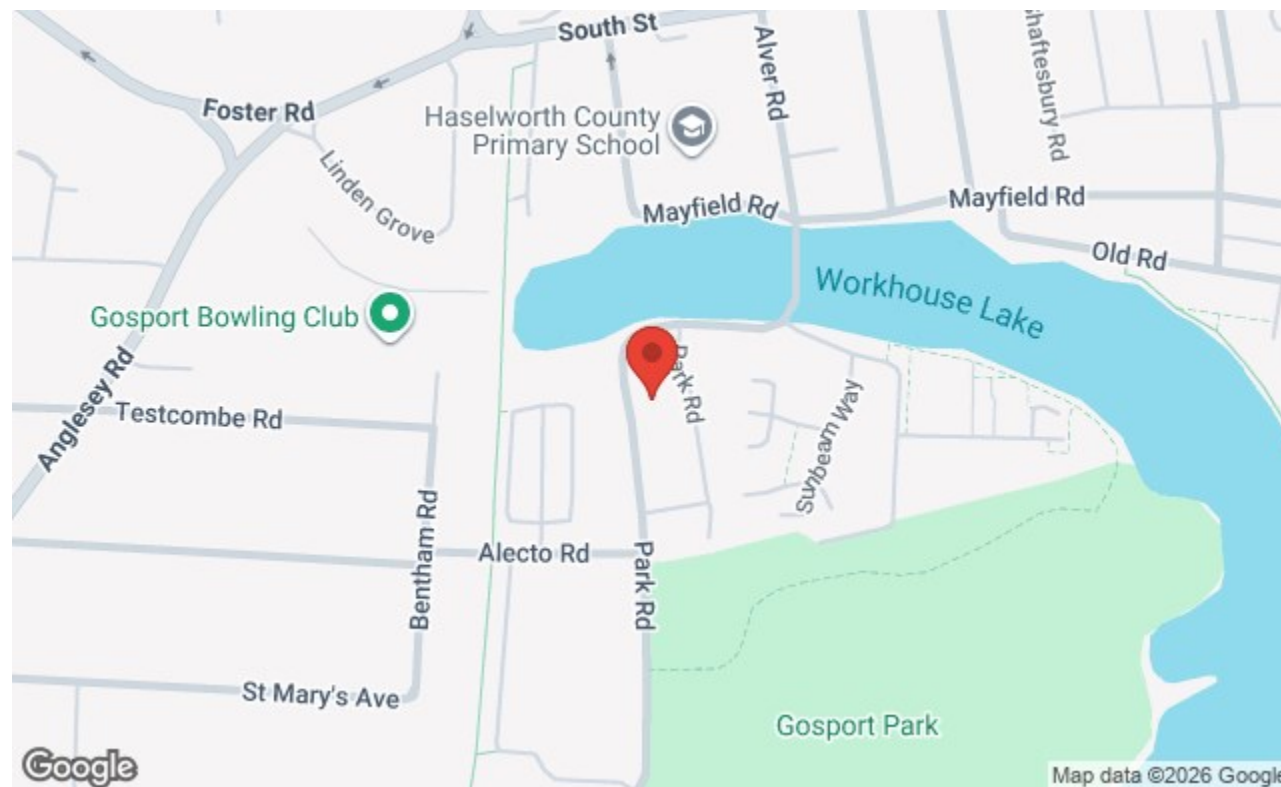


Park Road, Gosport, PO12

Approximate Area = 902 sq ft / 83.7 sq m
 Garage = 140 sq ft / 13 sq m
 Outbuilding = 67 sq ft / 6.2 sq m
 Total = 1109 sq ft / 102.9 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1504186



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



Price Guide £235,000

Park Road, Gosport PO12 2HQ

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- Three Bedroom Terraced House
- Conservatory
- Garage to the Rear
- Any Alternative use/Development Subject to Planning
- Prime Alverstoke Location
- Bay House School Catchment Area
- Close to Gosport Park
- Great for Investment or First Time Buy!
- No Chain

Bernards Estate Agents are pleased to welcome to the market this Three Bedroom Terraced House in the desirable area of Alverstoke, Gosport. Offered with no onward chain this is an excellent opportunity for First Time Buyers and Investors alike.

The house boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned bedrooms offer comfortable living, making it an ideal home for families. The property also features a conveniently located bathroom, ensuring practicality for everyday life.

One of the standout features of this home is its location within the catchment area for the

highly regarded Bay House School, making it a perfect choice for families with school-aged children. The prime location in Alverstoke means you are just a stone's throw away from local amenities, Gosport park and Stokes Bay Beach, enhancing your lifestyle with convenience and leisure options.

Additionally, there is potential for planning, allowing you to explore further enhancements to the property, should you wish to expand or modify it to suit your needs.

This delightful terraced house is a rare find in a sought-after area, combining comfort, potential and a fantastic location. Contact us now to arrange a viewing.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

RECEPTION ROOM

13'2" (into bay) x 11'8" (max) (4.03 (into bay) x 3.58 (max))

DINING ROOM

11'1" x 10'5" (3.38 x 3.20)

CONSERVATORY

8'10" x 5'6" (2.71 x 1.70)

KITCHEN

15'8" x 7'1" (4.80 x 2.18)

CLOAKROOM

FIRST FLOOR LANDING

BEDROOM 1

13'5" (into bay) x 10'10" (max) (4.09 (into bay) x 3.32 (max))

BEDROOM 2

11'2" x 11'0" (3.42 x 3.36)

BEDROOM 3

7'10" x 5'11" (2.41 x 1.82)

BATHROOM

5'10" x 5'10" (1.80 x 1.78)

GARAGE

13'8" x 10'2" (4.19 x 3.10)

STORAGE

10'2" x 5'4" (3.10 x 1.64)

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.

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.

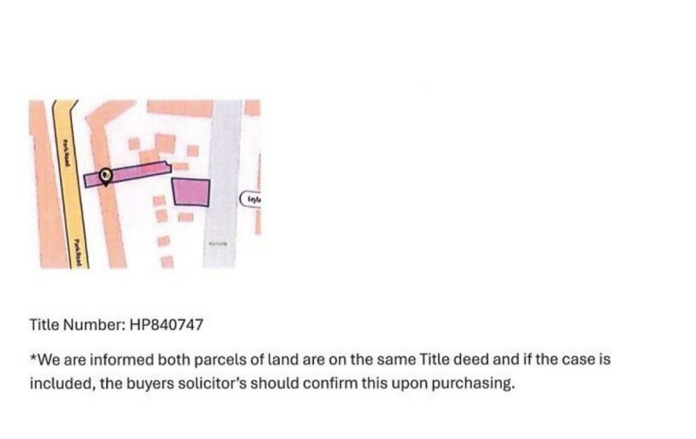
DISCLAIMER STATEMENT

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 Bernard's 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.

FREEHOLD - Council Tax Band C



Title Number: HP840747

*We are informed both parcels of land are on the same Title deed and if the case is included, the buyers solicitor's should confirm this upon purchasing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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		
England & Wales		



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