

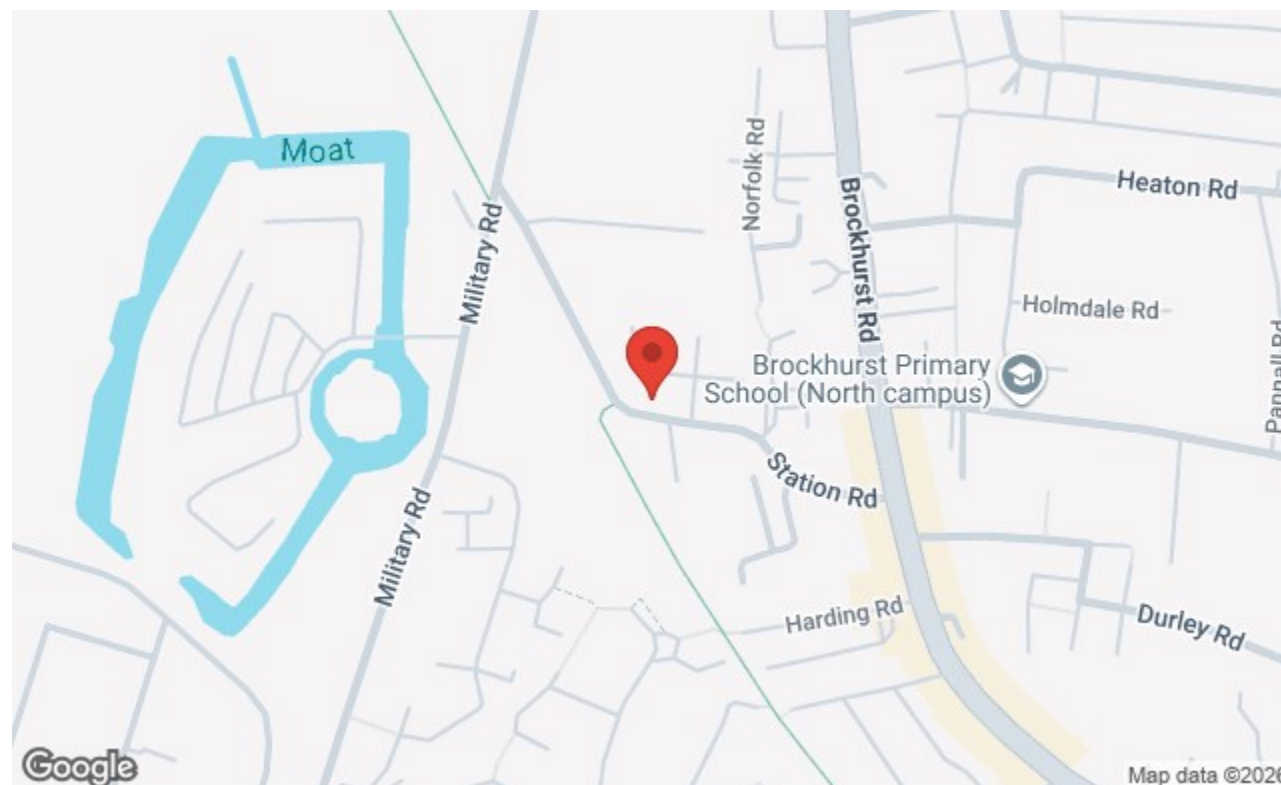


Station Road, Gosport, PO12

Approximate Area = 963 sq ft / 89.4 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1090 sq ft / 101.1 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: 1404519



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



FOR SALE

Asking Price £230,000

Station Road, Gosport PO12 3BT

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- Three-bedroom terraced house
- Bright and airy conservatory
- Garage to rear
- Family bathroom
- Large garden
- Quiet area close to local schools and shops
- In need of modernisation throughout
- Offers significant scope to improve and personalise

Bernards are delighted to present this three-bedroom terraced house arranged over two floors and offered with no onward chain. The property is now in need of modernisation throughout, presenting an excellent opportunity for buyers looking to renovate and personalise a home to their own specification.

The ground floor comprises a living room, a separate dining room, a fitted kitchen, and a conservatory providing additional reception space overlooking the rear garden.

To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden and a garage, offering useful storage or parking. Conveniently located close to local amenities, schools, and transport links, this property represents an ideal renovation project with strong potential to add value.

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



PROPERTY INFORMATION

GROUND FLOOR

HALLWAY

LIVING ROOM

14'1 x 10'2 (4.29m x 3.10m)

DINING ROOM

13'6 x 9'8 (4.11m x 2.95m)

KITCHEN

13'4 x 5'9 (4.06m x 1.75m)

CONSERVATORY

9'1 x 7'2 (2.77m x 2.18m)

FIRST FLOOR

BEDROOM 1

14'4 x 8'11 (4.37m x 2.72m)

BEDROOM 2

12'9 x 10'0 (3.89m x 3.05m)

BEDROOM 3

7'6 x 6'5 (2.29m x 1.96m)

BATHROOM

5'9 x 5'9 (1.75m x 1.75m)

OUTSIDE

GARAGE

15'11 x 8'0 (4.85m x 2.44m)

REAR ENCLOSED 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		
(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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