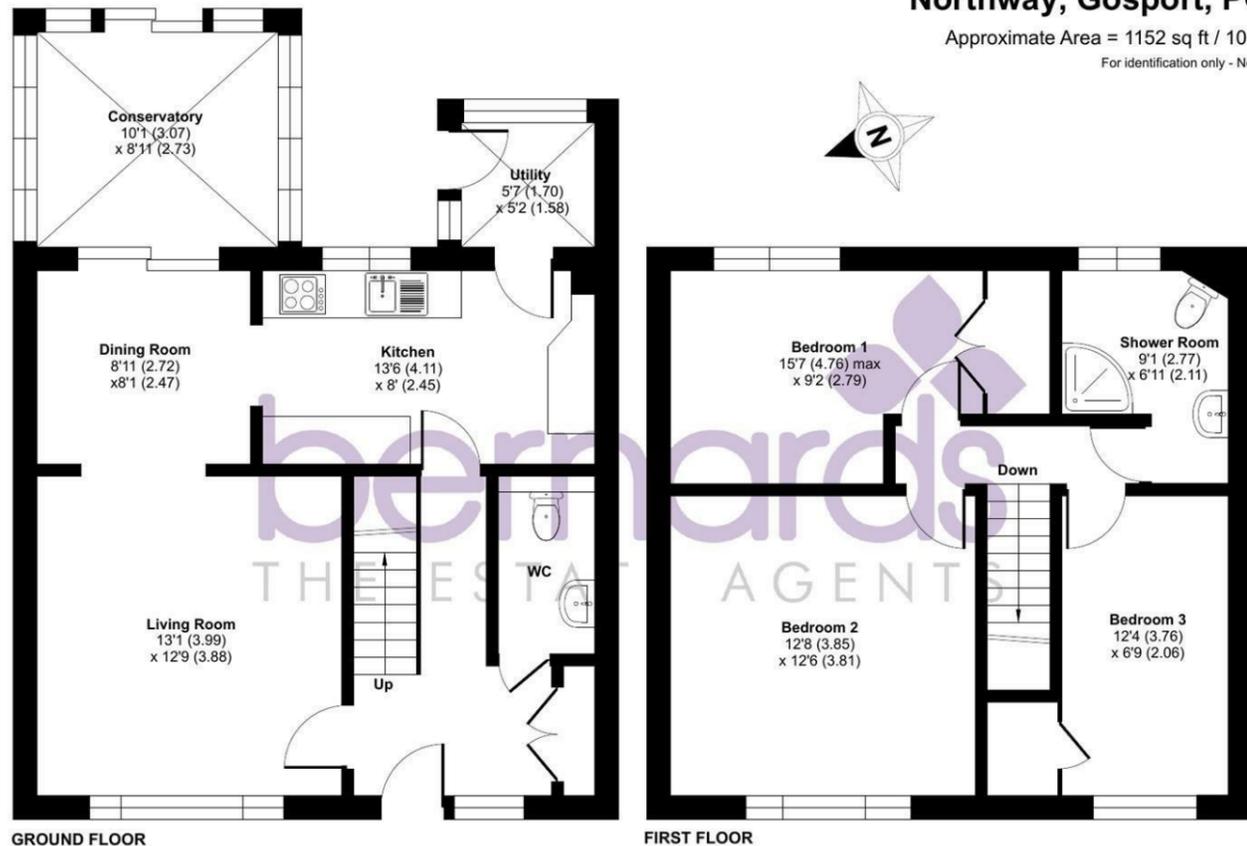


**Northway, Gosport, PO13**

Approximate Area = 1152 sq ft / 107 sq m  
For identification only - Not to scale

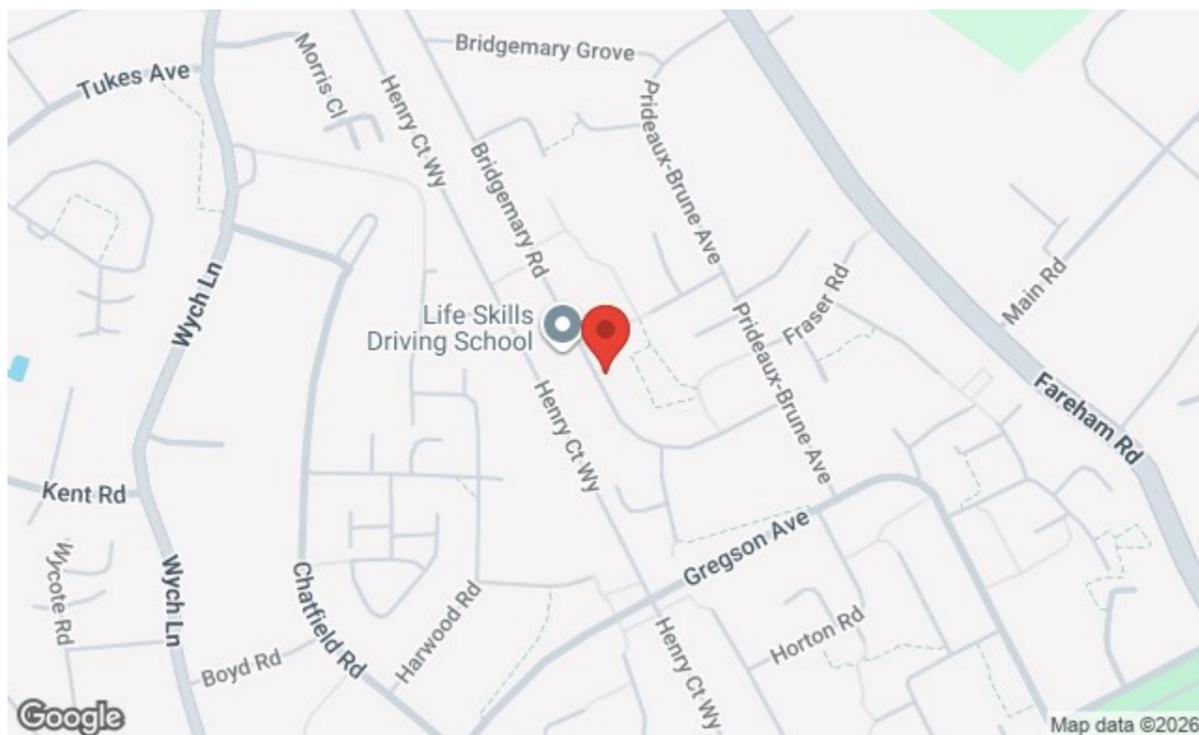


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1392754



Offers Over £220,000

Northway, Gosport PO13 0XE



**HIGHLIGHTS**

- Spacious three-bedroom house on the outskirts of Gosport
- Double glazing and gas central heating throughout
- Downstairs WC
- Living room and separate dining room
- Spacious kitchen with separate utility room
- Rear vehicle access
- No onward chain

Bernards Estate Agents are delighted to offer this spacious three-bedroom house, located on the outskirts of Gosport and ideal for those commuting out of the area.

The property benefits from double glazing and gas central heating. On the ground floor, accommodation comprises a downstairs WC, living room, dining room, and a spacious kitchen with a separate utility room.

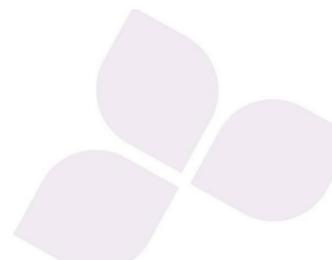
Upstairs, there are three

well-proportioned bedrooms and a bathroom that has been converted into a modern shower room.

Externally, the property features an enclosed rear garden with rear vehicle access, offering potential for off-road parking, as well as a traffic-free frontage.

Offered with no onward chain, this home is ideal for buyers looking for a smooth and speedy purchase.

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



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# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

## LIVING ROOM

13'1 x 12'9 (3.99m x 3.89m)

## DINING ROOM

8'11 x 8'1 (2.72m x 2.46m)

## CONSERVATORY

10'1 x 8'11 (3.07m x 2.72m)

## KITCHEN

13'6 x 8'0 (4.11m x 2.44m)

## UTILITY ROOM

5'7 x 5'2 (1.70m x 1.57m)

## LANDING

## BEDROOM ONE

15'7 x 9'2 (4.75m x 2.79m)

## BEDROOM TWO

12'8 x 12'6 (3.86m x 3.81m)

## BEDROOM THREE

12'4 x 6'9 (3.76m x 2.06m)

## SHOWER ROOM

9'1 x 6'11 (2.77m x 2.11m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## REAR VEHICLE ACCESS WITH GATES

## CONSTRUCTION

Concrete.

## 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	
70	75
EU Directive 2002/91/EC	
England & Wales	

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