

Offers Over £120,000

Forton Road, Gosport PO12 4TP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Three well-proportioned bedrooms
- ❖ Gas central heating and double glazing
- ❖ Residents' parking
- ❖ Direct access from the kitchen to a private rear garden
- ❖ A brick-built garden store for additional storage
- ❖ Ground floor maisonette
- ❖ Cash buyers only
- Close to Gosport town centre

Price Range £120,000 - £130,000

Bernards are delighted to present this spacious three-bedroom ground floor maisonette, ideally situated close to Gosport town centre.

The property welcomes you with a generous entrance hall, complete with a staircase leading to the upper level. At the front of the home, a modern kitchen is fitted with stylish wood-effect wall and base units, along with a built-in oven, hob, and extractor fan. There is ample space and plumbing for additional appliances. From the kitchen, double doors open directly onto the private rear garden, which features a patio and lawn—perfect for outdoor dining, entertaining, or simply relaxing.

Upstairs, the maisonette offers three

well-proportioned bedrooms, along with a contemporary family bathroom comprising a bath with shower over, WC, and wash hand basin.

Further benefits include gas central heating, double glazing throughout, and a useful brick-built garden store. Residents' parking is also available.

This well-presented and conveniently located property is an excellent choice for families, first-time buyers, or investors alike.

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





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



PROPERTY INFORMATION

ENTRANCE HALL

9'11 x 6'7 (3.02m x 2.01m)

KITCHEN

9'10 x 9'9 (3.00m x 2.97m)

LIVING ROOM

16'10 x 11'4 (5.13m x 3.45m)

LANDING

6'2 x 4'3 (1.88m x 1.30m)

BEDROOM ONE

10'10 x 10'6 (3.30m x 3.20m)

BEDROOM TWO

8'7 x 7'2 (2.62m x 2.18m)

BEDROOM THREE

11'7 x 5'10 (3.53m x 1.78m)

BATHROOM

6'5 x 5'8 (1.96m x 1.73m)

OUTSIDE

GARDEN STORE

7'1 x 3'3 (2.16m x 0.99m)

Leasehold & Council Tax Band A

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

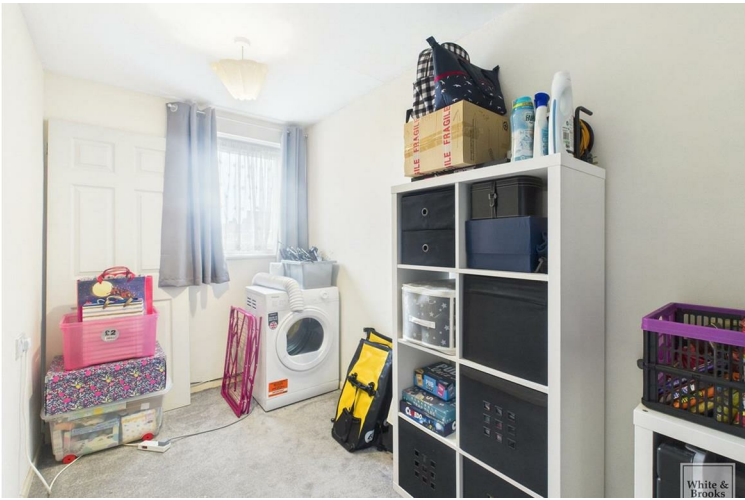
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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

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

LEASEHOLD INFORMATION

We are informed by our seller that there is a ground rent £10 per annum. Service charge £75.47 per month. Building insurance £35.63 per month. 89 years remaining on the lease.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Scan here to see all our properties for sale and rent





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
719.24 ft²

Reduced headroom
4.41 ft²

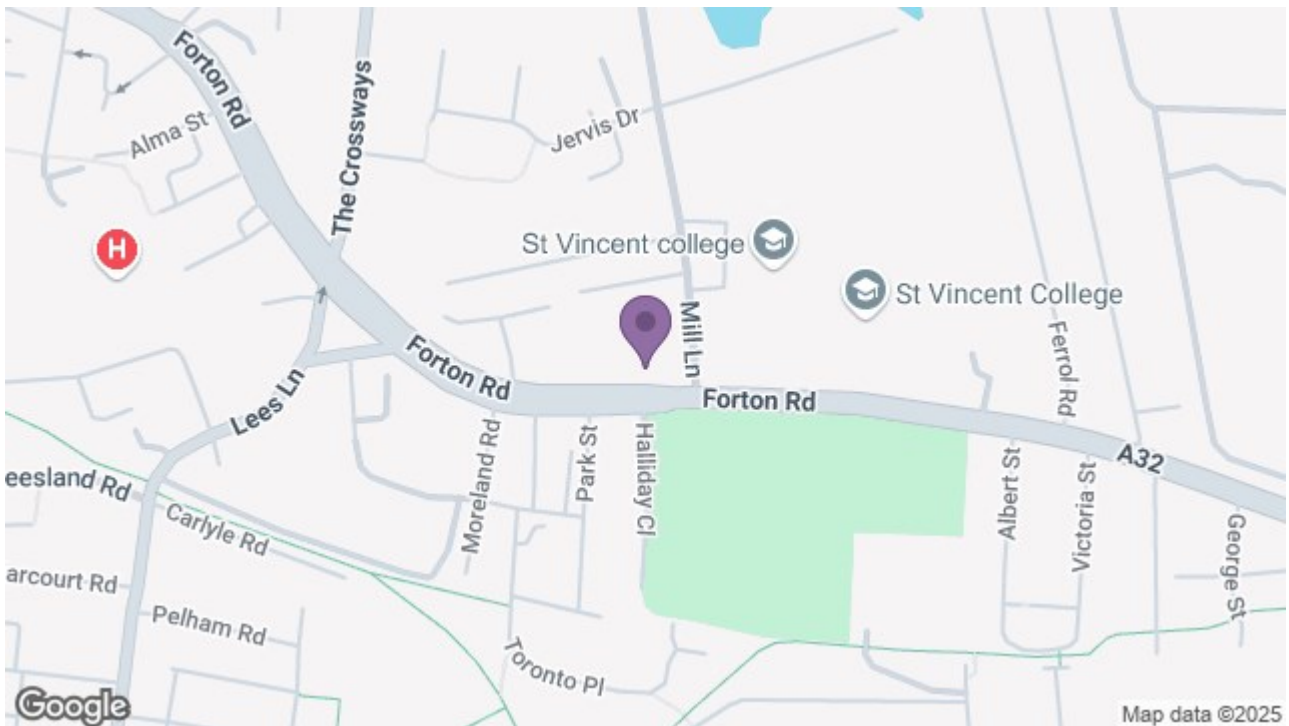
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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

