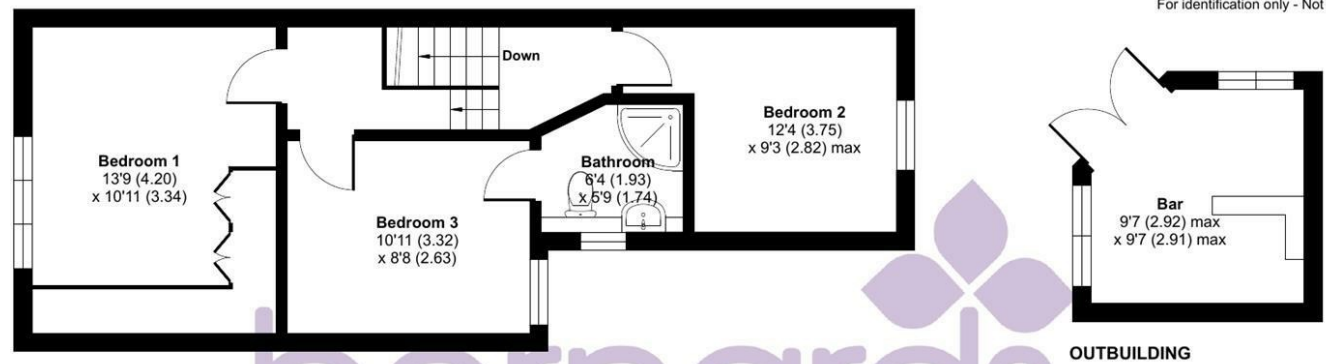


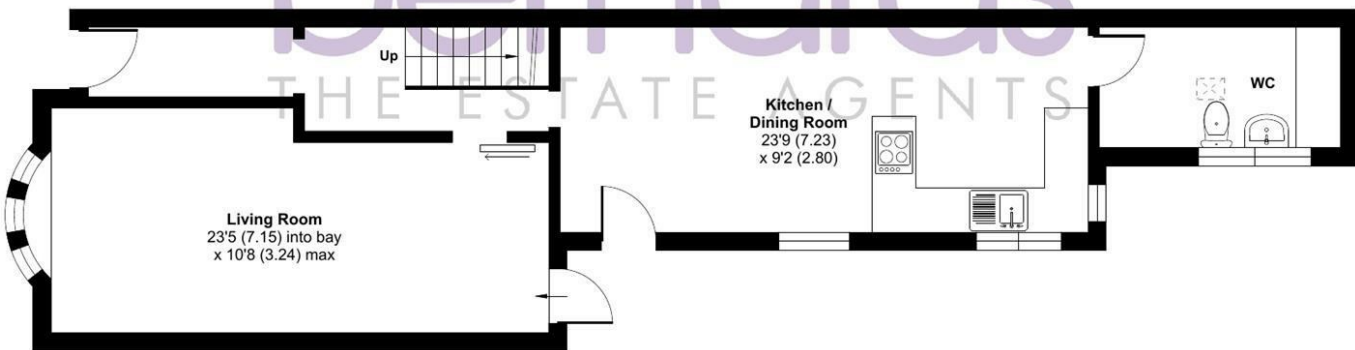


### Clayhall Road, Gosport, PO12

Approximate Area = 1047 sq ft / 97.2 sq m  
Outbuilding = 84 sq ft / 7.8 sq m  
Total = 1131 sq ft / 105 sq m  
For identification only - Not to scale



FIRST FLOOR



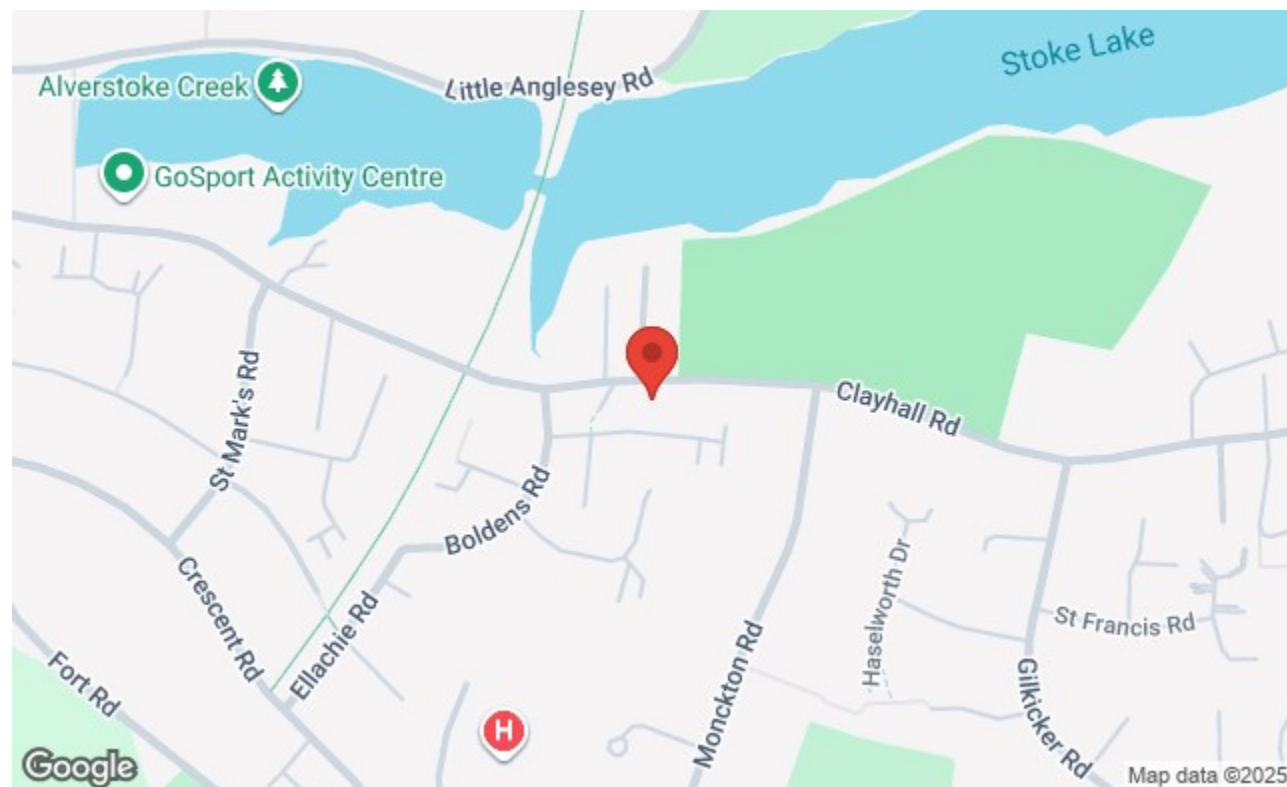
GROUND FLOOR

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: 1328147



## Guide Price £325,000

### Clayhall Road, Gosport PO12 2BB



### HIGHLIGHTS

- ❖ Terraced House
- ❖ 3 Bedrooms
- ❖ Requested Location
- ❖ Double Glazed
- ❖ Refitted Kitchen
- ❖ Contemporary Bathroom

**\*\*Guide Price £325,000 - £335,000\*\***  
Bernards are pleased to present this delightful terraced house in Clayhall Road, Gosport which presents an excellent opportunity for families and first-time buyers alike. With 3 well-proportioned bedrooms, this property offers ample space for comfortable living.

There is an integrated dishwasher, oven and induction hob and designer radiators throughout. The layout is thoughtfully designed to maximise both functionality and warmth.

The utility/cloakroom is conveniently located, ensuring ease of access for all

residents. The terraced nature of the house provides a sense of community while still offering privacy. The surrounding area boasts a variety of local amenities, including shops, schools and parks.

Gosport itself is known for its rich maritime history and beautiful coastal scenery, providing a perfect backdrop for leisurely walks and outdoor activities. This property is not just a house; it is a place where memories can be made and cherished.

Do not miss the chance to make this charming property your new home.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LIVING ROOM**  
23'5 x 10'8 (7.14m x 3.25m)

**KITCHEN/DINING ROOM**  
23'9 x 9'2 (7.24m x 2.79m)

**W/C**

**BEDROOM ONE**  
13'9 x 10'11 (4.19m x 3.33m)

**BEDROOM TWO**  
12'4 x 9'3 (3.76m x 2.82m)

**BEDROOM THREE**  
10'11 x 8'8 (3.33m x 2.64m)

**BATHROOM**  
6'4 x 5'9 (1.93m x 1.75m)

**BAR**  
9'7 x 9'7 (2.92m x 2.92m)

**ANTI MONEY LAUNDERING**  
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.

**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.

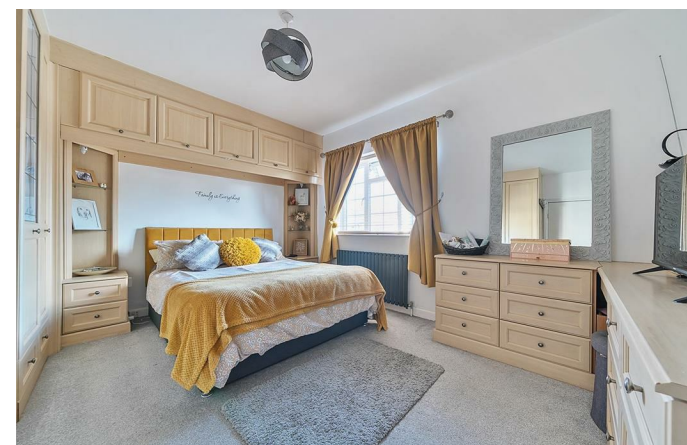
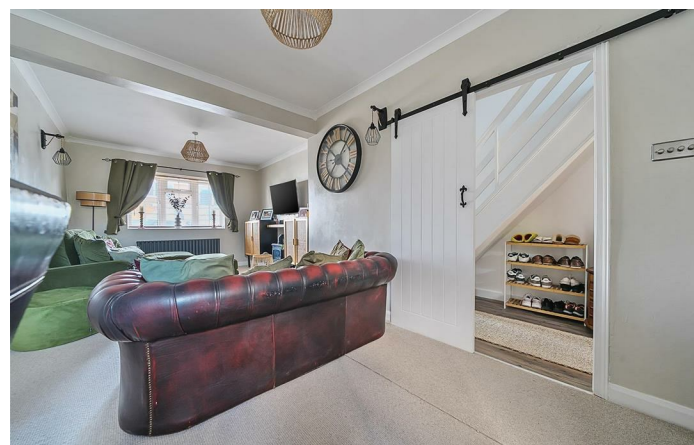
**SOLICITORS**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an

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.

**REMOVAL QUOTES**  
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.

**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!

**FREEHOLD / COUNCIL TAX BAND B**



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		84	71
England & Wales			



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