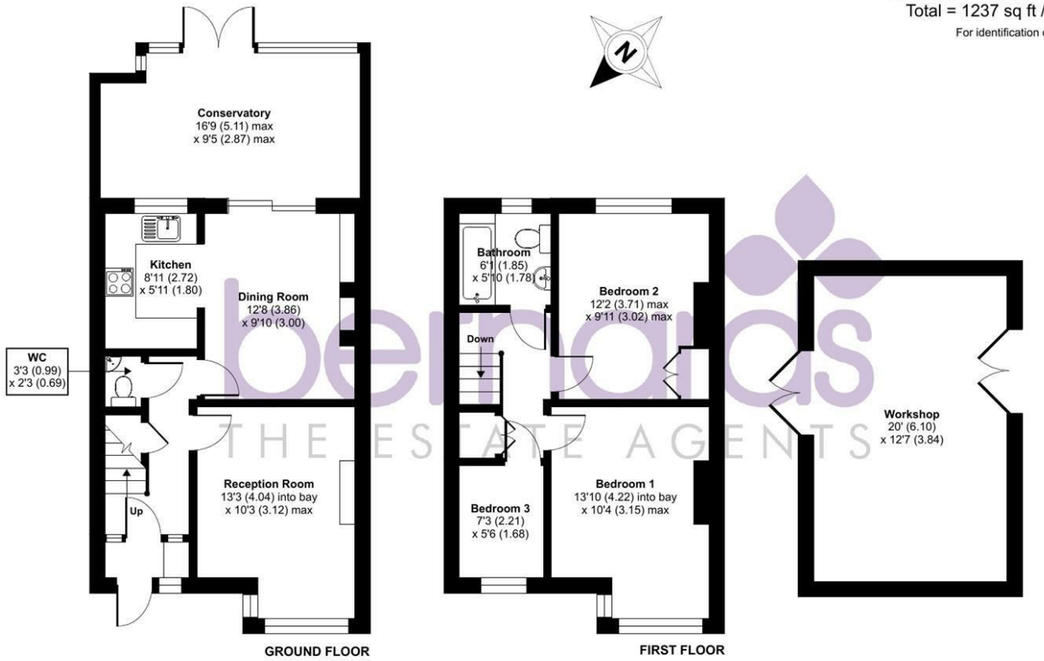
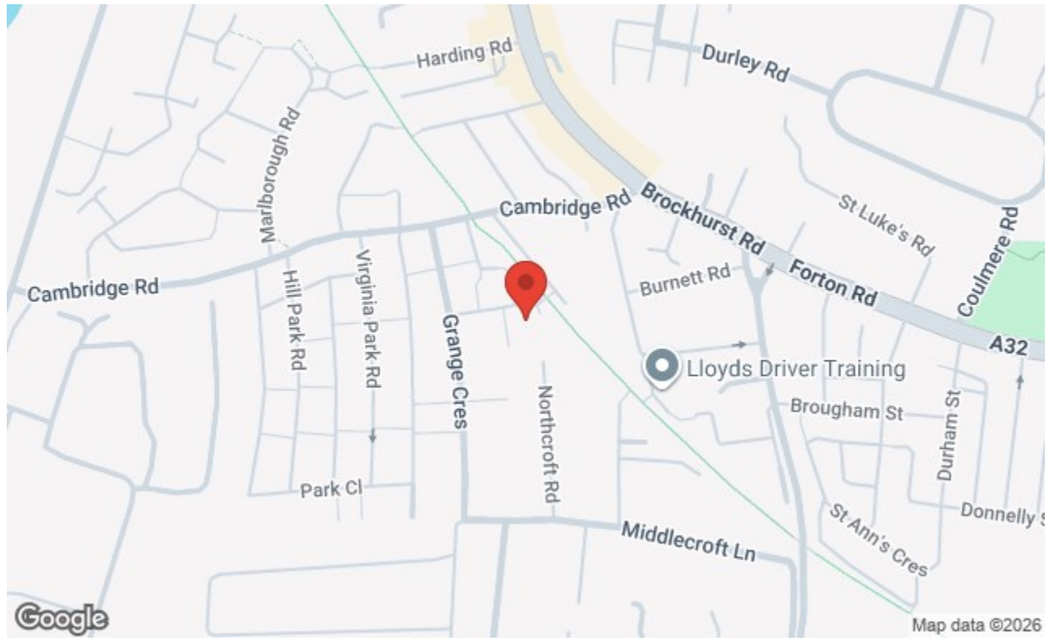
# Grange Close, Gosport, PO12

Approximate Area = 984 sq ft / 91.4 sq m
Workshop = 253 sq ft / 23.5 sq m
Total = 1237 sq ft / 114.9 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1465395




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

FOR SALE

## Price Guide £240,000

Grange Close, Gosport PO12 3DX




3 1 2

## HIGHLIGHTS

- Three bedroom family home
- Quiet cul-de-sac location
- Large workshop with power and light
- Modern fitted kitchen/diner
- Conservatory
- Downstairs WC
- New roof fitted in 2015
- Close to Stokes Bay Beach and Stanley Park
- Within Bay House School catchment area

A WELL PRESENTED THREE BEDROOM HOUSE IN A CUL-DE-SAC WITH WORKSHOP

Bernards Estate Agents are delighted to offer for sale this fantastic family home, which has been much improved by the current owners. The property benefits from double glazing and gas central heating, with new radiators and a combi boiler installed in 2025.

On the ground floor, there is a downstairs WC, a living room with bay window, a modern fitted kitchen/diner installed approximately five years ago, and a conservatory.

To the first floor, there are three well-proportioned bedrooms, a family bathroom, and access to the loft via a pull-down ladder, with partial boarding providing useful storage space. The property also had a new roof installed in 2015.

Externally, there is an enclosed rear garden with lawn, patio area, outside tap, and a door leading to a large workshop, which benefits from light, power, and a rear access door onto the service road.

The property is ideally located close to Stokes Bay Beach, Stanley Park, and falls within the Bay House School catchment area. A must view.

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

# PROPERTY INFORMATION

**ENTRANCE PORCH**

**ENTRANCE HALL**

**DOWNSTAIRS WC**
3'3 x 2'3 (0.99m x 0.69m)

**LIVING ROOM**
13'3 x 10'3 (4.04m x 3.12m)

**DINING ROOM**
12'8 x 9'10 (3.86m x 3.00m)

**KITCHEN**
8'11 x 5'11 (2.72m x 1.80m)

**CONSERVATORY**
16'9 x 9'5 (5.11m x 2.87m)

**LANDING**

**BEDROOM ONE**
13'10 x 10'4 (4.22m x 3.15m)

**BEDROOM TWO**
12'2 x 9'11 (3.71m x 3.02m)

**BEDROOM THREE**
7'3 x 5'6 (2.21m x 1.68m)

**BATHROOM**
6'1 x 5'10 (1.85m x 1.78m)

**OUTSIDE**

**ENCLOSED REAR GARDEN**

**WORKSHOP**
20'0 x 12'7 (6.10m x 3.84m)
With light & power.

**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!





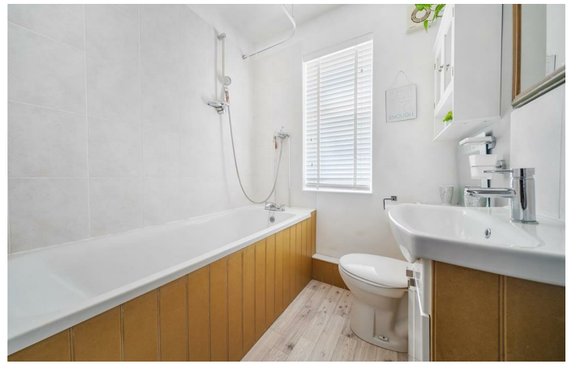




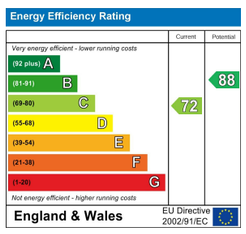











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