



Asking Price £239,995

Richmond Road, Gosport PO12 3QJ

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM HOUSE
- ❖ 21FT LIVING ROOM
- ❖ FITTED KITCHEN
- ❖ GARAGE
- ❖ BAY HOUSE SCHOOL CATCHMENT
- ❖ OFTEN REQUESTED LOCATION
- ❖ CLOSE TO SCHOOLS & BUS ROUTES
- ❖ AN IDEAL FIRST TIME BUY!

**\*\* UNEXPECTEDLY AVAILABLE \*\***

Situated in the heart of Gosport, this charming three-bedroom character terraced home benefits from a garage and offers spacious accommodation ideal for first-time buyers, families or investors.

A private enclosed courtyard leads to the entrance hall with stairs rising to the first floor. To the front of the property is a bright and welcoming open-plan living/dining room, featuring a characterful bay window and an attractive feature fireplace.

The kitchen is fitted with a range of matching wall and base units, an integrated oven with hob and extractor, space for a fridge/freezer and plumbing for a dishwasher. Beyond the kitchen is a useful utility area with additional work surfaces, space and plumbing for a washing machine and tumble dryer, along with direct access to the rear garden.

The ground floor is completed by a beautifully presented four-piece bathroom, comprising a freestanding roll-top bath, separate glass-enclosed

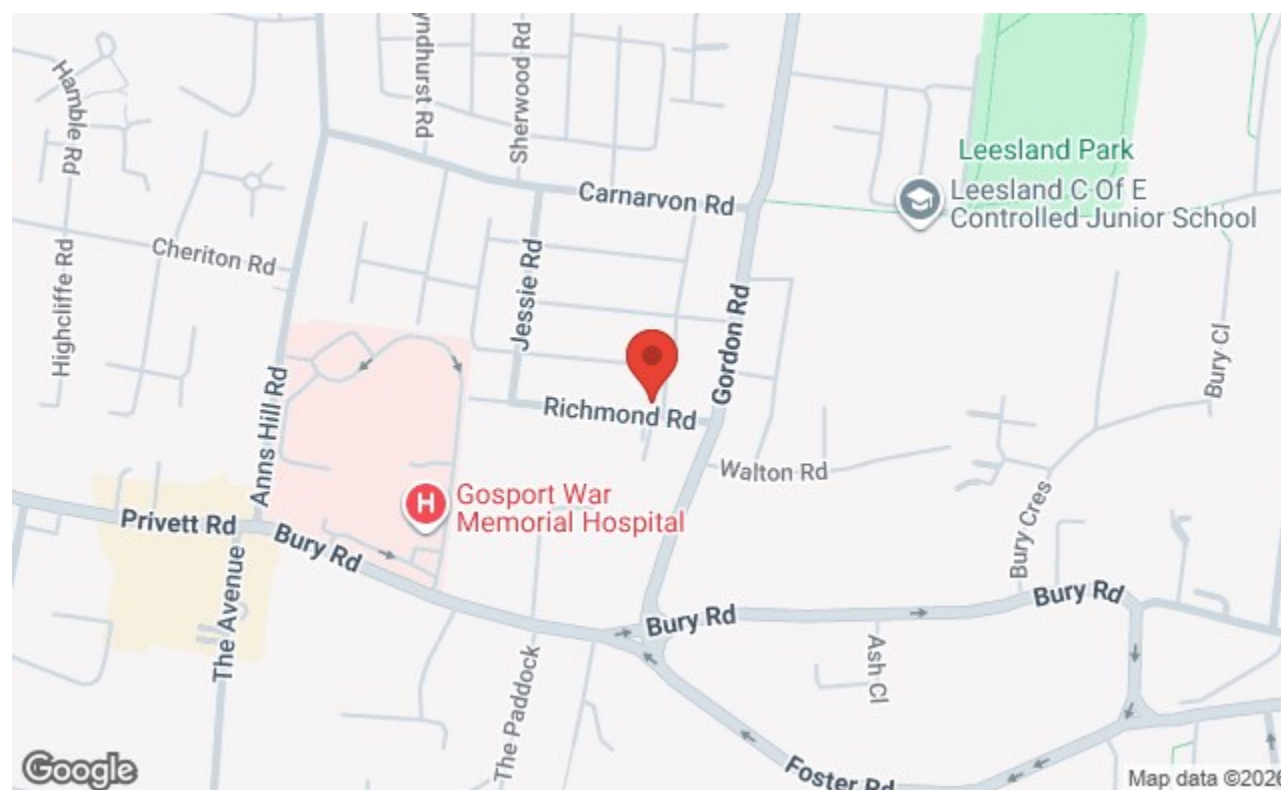
shower, WC, wash hand basin with vanity storage and a traditional-style heated towel rail.

Upstairs, there are three well-proportioned bedrooms, one of which benefits from built-in storage.

Outside, the private rear garden has been designed for low-maintenance living, with a combination of patio, artificial lawn and established flower beds. The garden also provides access to the garage at the rear.

Richmond Road falls within the catchment area for a number of well-regarded local schools, including Leesland CE Primary School and Bay House School & Sixth Form.

In our opinion, this is a fantastic opportunity to purchase a character home in a convenient central location, making it an ideal first-time purchase or investment.



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# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

21'10 x 10 (6.65m x 3.05m)

## KITCHEN

8'11 x 7'9 (2.72m x 2.36m)

## UTILITY ROOM

8'3 x 3'9 (2.51m x 1.14m)

## BATHROOM

7'9 x 5'9 (2.36m x 1.75m)

## LANDING

## BEDROOM ONE

13'3 x 9'10 (4.04m x 3.00m)

## BEDROOM TWO

11'10 x 7'0 (3.61m x 2.13m)

## BEDROOM THREE

8'11 x 7'9 (2.72m x 2.36m)

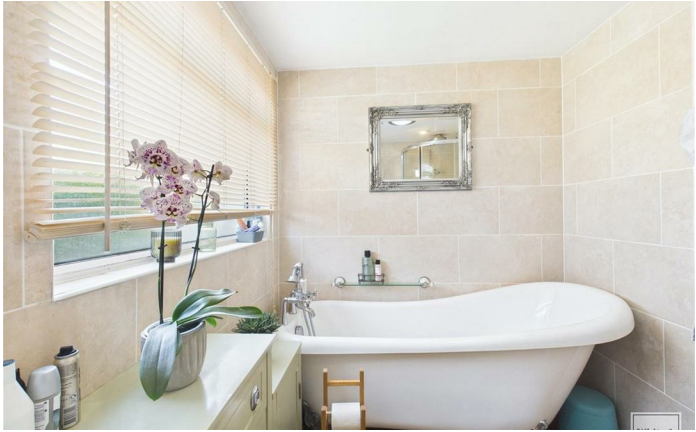
## OUTSIDE

## ENCLOSED GARDEN

## GARAGE

17'5 x 12'9 (5.31m x 3.89m)

**FREEHOLD / COUNCIL  
TAX BAND B**



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>84</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>65</b> |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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