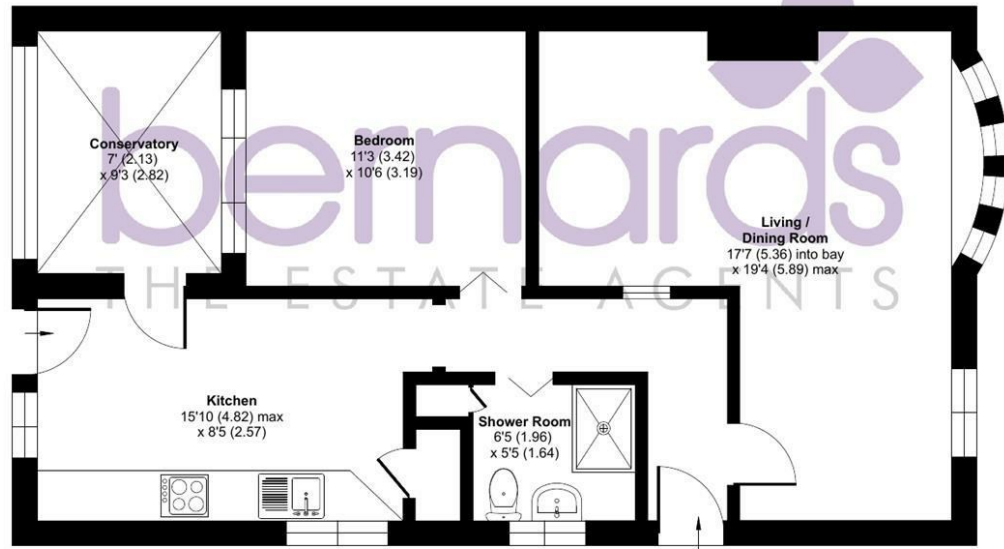


**Goodwood Road, Gosport, PO12**

Approximate Area = 706 sq ft / 65.5 sq m  
 Outbuilding = 113 sq ft / 10.4 sq m  
 Total = 819 sq ft / 75.9 sq m  
 For identification only - Not to scale



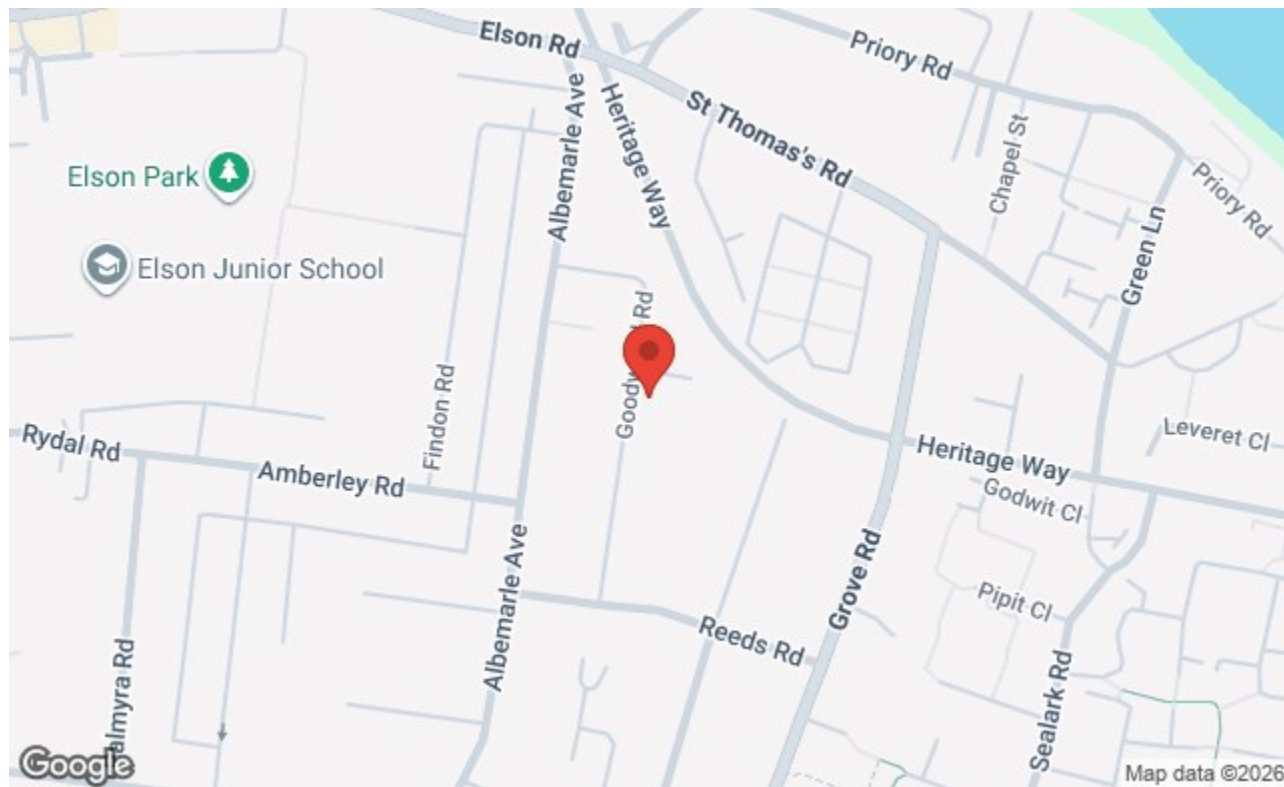
**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1437167



Asking Price £240,000

Goodwood Road, Gosport PO12 4HN



1 bed 1 bath 1 lounge

**HIGHLIGHTS**

- ❖ Semi-detached bungalow in Elson
- ❖ Off-road parking
- ❖ Double glazing
- ❖ All accommodation on one level
- ❖ Spacious lounge/diner with bay window
- ❖ Good-sized fitted kitchen
- ❖ Conservatory
- ❖ Large garden shed
- ❖ Enclosed rear garden

**NO ONWARD CHAIN – SEMI-DETACHED BUNGALOW IN ELSON**

Bernards Estate Agents are delighted to present this fantastic semi-detached bungalow, offered for sale with no onward chain and benefiting from off-road parking.

The property features double glazing and well-proportioned accommodation arranged all on one level. Inside, there is a spacious lounge/diner with a bay window, a good-sized fitted kitchen,

a shower room, a conservatory, and a double bedroom.

Externally, the property boasts an enclosed rear garden with a large shed, while to the front there is a driveway providing off-road parking.

Conveniently located close to local shops and bus routes, this property would make an ideal purchase for a range of buyers.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**LIVING/DINING ROOM**  
19'4 x 17'7 (5.89m x 5.36m)

## KITCHEN

15'10 x 8'5 (4.83m x 2.57m)

## SHOWER ROOM

6'5 x 5'5 (1.96m x 1.65m)

## BEDROOM

11'3 x 10'6 (3.43m x 3.20m)

## CONSERVATORY

9'3 x 7'0 (2.82m x 2.13m)

## OUTSIDE

### ENCLOSED REAR GARDEN

**FORMER GARAGE/SHED**  
14'2 x 7'11 (4.32m x 2.41m)

### FREEHOLD / COUNCIL TAX BAND C

### 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.



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	17	76
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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