



Asking Price £239,995

Richmond Road, Gosport PO12 3QJ

bernards
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

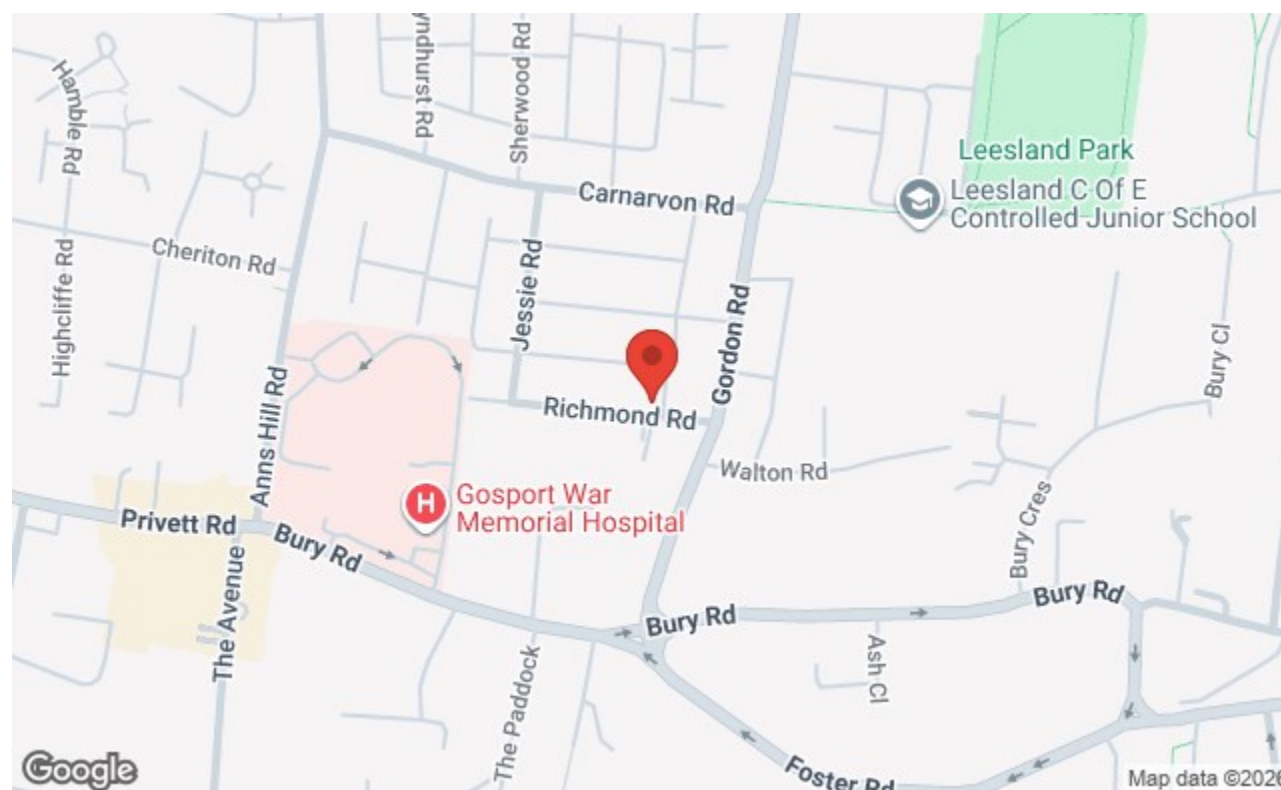
shower, WC, wash hand basin with vanity storage and a traditional-style heated towel rail.

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

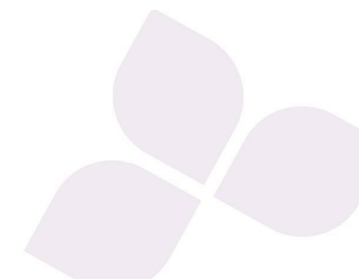
Outside, the private rear garden has been designed for low-maintenance living, with a combination of patio, artificial lawn and established flower beds. The garden also provides access to the garage at the rear.

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.



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 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)

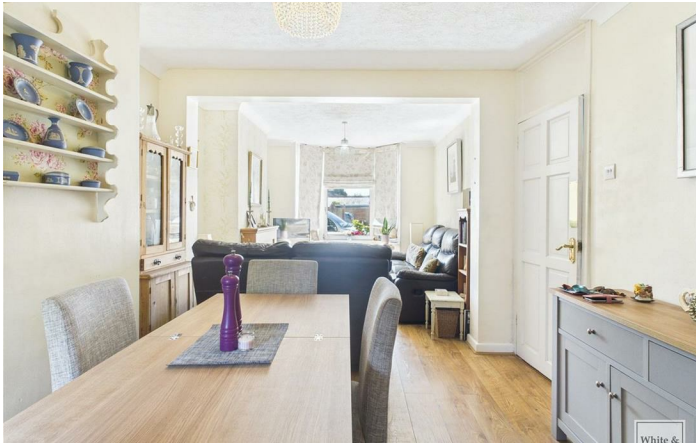
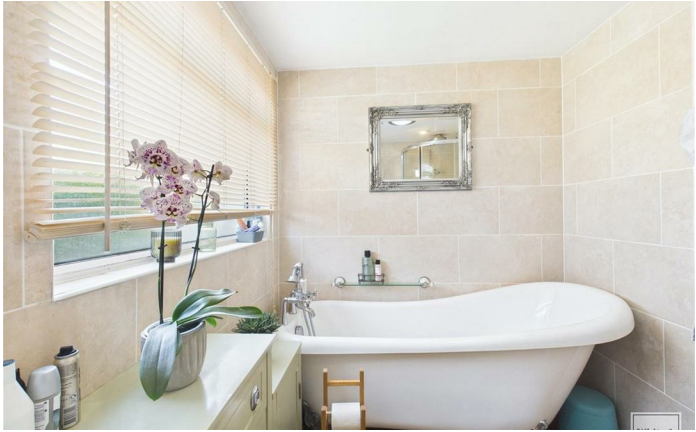
OUTSIDE

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) A		84
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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