

## Virginia Park Road, Gosport, PO12

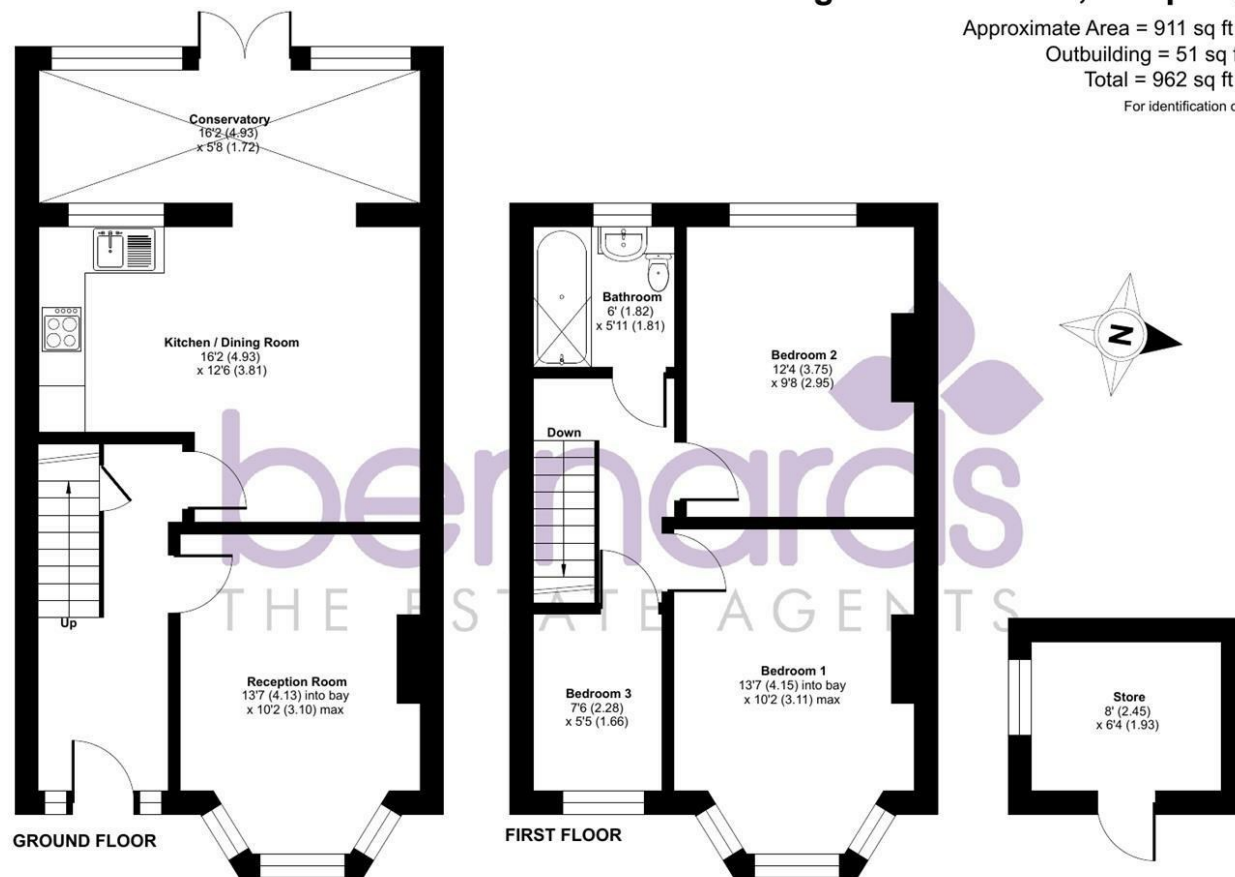
Approximate Area = 911 sq ft / 84.6 sq m  
Outbuilding = 51 sq ft / 4.7 sq m  
Total = 962 sq ft / 89.3 sq m  
For identification only - Not to scale



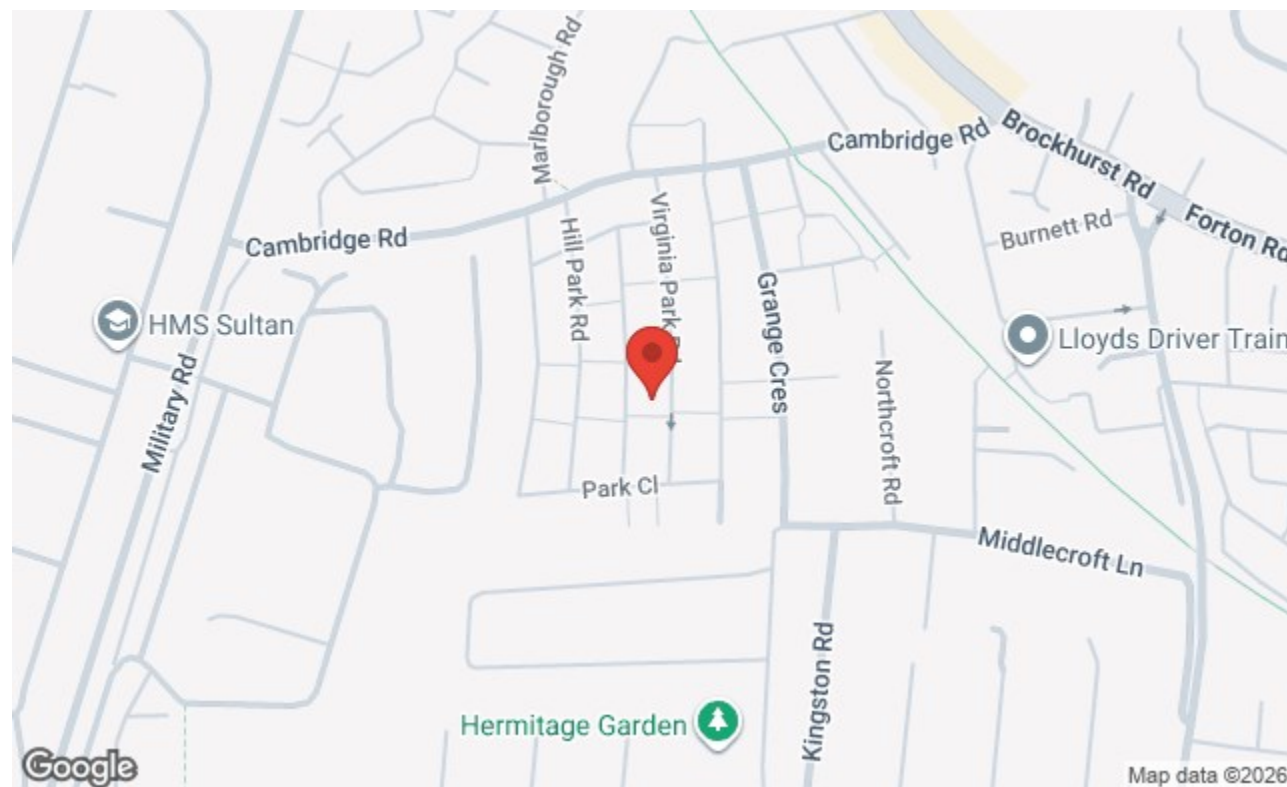
Asking Price £238,000

Virginia Park Road, Gosport PO12 3DZ

**bernards**  
THE ESTATE AGENTS



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: 1472994



97 High Street, Gosport, PO12 1DS  
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## HIGHLIGHTS

- Three-bedroom family home
- Bay House School catchment area
- No forward chain
- Spacious kitchen/dining room
- Separate utility room
- Gas central heating
- Double glazing
- Rear vehicular access
- Ideal first-time purchase or family home

Bernards Estate Agents are delighted to offer for sale this well-presented three-bedroom family home, ideally situated within the highly sought-after Bay House School catchment area and offered with no forward chain, making for a straightforward and speedy purchase.

The property benefits from double glazing and gas central heating and offers spacious, well-proportioned accommodation ideal for families and first-time buyers alike.

Upon entering, you are welcomed by a bright and inviting living room featuring a characterful bay window, allowing an abundance of natural light to flow through the space. To the rear, a generous kitchen/dining room provides the perfect

setting for both everyday family life and entertaining guests, complemented by a useful utility room and conservatory offering additional versatile living space.

The first floor comprises three bedrooms, including a spacious principal bedroom enhanced by an attractive bay window, together with a family bathroom.

Externally, the property boasts a fully enclosed rear garden, ideal for children, pets, and outdoor entertaining. Rear vehicular access presents exciting potential for the creation of off-road parking, subject to any necessary consents.

Early viewing is strongly recommended to appreciate the accommodation, location, and potential this excellent home has to offer.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

13'7 x 10'2 (4.14m x 3.10m)

## KITCHEN/DINER

16'2 x 12'6 (4.93m x 3.81m)

## CONSERVATORY/UTILITY ROOM

16'2 x 5'8 (4.93m x 1.73m)

## LANDING

With loft ladder access.

## BEDROOM ONE

13'7 x 10'2 (4.14m x 3.10m)

## BEDROOM TWO

12'4 x 9'8 (3.76m x 2.95m)

## BEDROOM THREE

7'6 x 5'5 (2.29m x 1.65m)

## BATHROOM

6'0 x 5'11 (1.83m x 1.80m)

## OUTSIDE

## ENCLOSED REAR GARDEN

## SHED

8'0 x 6'4 (2.44m x 1.93m)

## REAR VEHICLE ACCESS

## 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!



| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |         | <b>87</b> |
| (81-91) <b>B</b>                                                  |         |           |
| (69-80) <b>C</b>                                                  |         | <b>66</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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