

TOTAL FLOOR AREA : 1059 sq.ft. (98.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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97 High Street, Gosport, PO12 1DS
t: 02392 004660

FOR SALE

Asking Price £235,000

Harcourt Road, Gosport PO12 3NR

bernards THE ESTATE AGENTS



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HIGHLIGHTS

- FANTASTIC THREE-BEDROOM HOUSE
- NO ONWARD CHAIN
- LARGE LOUNGE/DINER
- SPACIOUS KITCHEN/BREAKFAST ROOM
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING VIA COMBI BOILER
- OUTBUILDING / MOTORCYCLE GARAGE
- CLOSE TO LOCAL SHOPS, SCHOOLS & BUS ROUTES

Fantastic Recently Redecorated Three-Bedroom House – No Onward Chain

NO ONWARD CHAIN! A spacious and recently redecorated three-bedroom house offering generous accommodation and a move-in ready finish. Ideally located close to local shops, schools and bus routes, this is an excellent opportunity for first-time buyers, families or investors.

The ground floor comprises a good-sized entrance hall, large lounge/diner, spacious kitchen/breakfast room and bathroom. Upstairs are three double bedrooms, with loft access via a loft ladder.

Outside, the property benefits from an enclosed, low-maintenance paved rear garden, side access and a useful motorcycle garage/outbuilding.

Further benefits include double glazing and gas central heating via a combi boiler, approximately three years old and serviced.

A fantastic opportunity to purchase a spacious, recently redecorated and ready-to-move-into three-bedroom home with no onward chain.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER
25'0 x 10'6 (7.62m x 3.20m)

KITCHEN/BREAKFAST ROOM
21'7 x 8'9 (6.58m x 2.67m)

BATHROOM
7'8 x 6'2 (2.34m x 1.88m)

LANDING

BEDROOM ONE
13'8 x 11'9 (4.17m x 3.58m)

BEDROOM TWO
10'9 x 10'7 (3.28m x 3.23m)

BEDROOM THREE
9'2 x 8'9 (2.79m x 2.67m)

OUTSIDE

ENCLOSED REAR GARDEN

OUTBUILDING/MOTORCYCYLE GARAGE
11'8 x 5'8 (3.56m x 1.73m)

FREEHOLD - COUNCIL TAX BAND B

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
We 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.

BUYER VERIFICATION
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.

RECOMMENDED 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. We 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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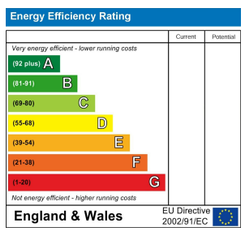












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