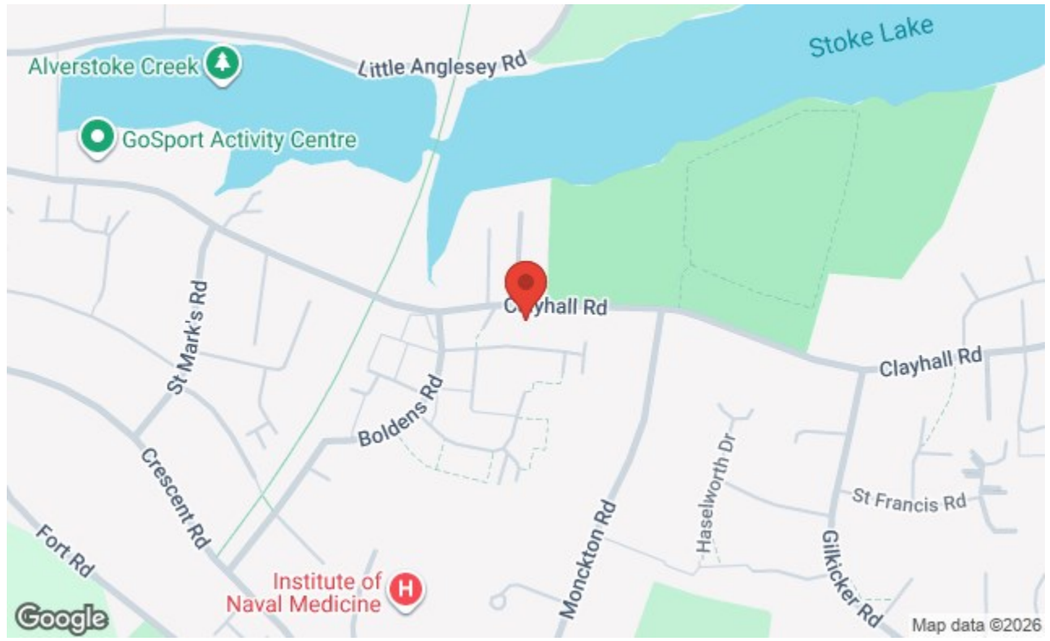
Clayhall Road, Gosport, PO12

Approximate Area = 1047 sq ft / 97.2 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1131 sq ft / 105 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1328147



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FOR SALE

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3 2 2

HIGHLIGHTS

- Three well-proportioned bedrooms
- Spacious and thoughtfully designed layout
- Modern refitted kitchen
- Excellent coastal location
- Convenient downstairs wc
- Contemporary Bathroom
- Situated in the sought-after Clayhall Road
- Ideal for families or first-time buyers

Forward chain complete!

Bernards are pleased to present this delightful terraced house in Clayhall Road, Gosport which presents an excellent opportunity for families and first-time buyers alike. With 3 well-proportioned bedrooms, this property offers ample space for comfortable living.

There in an integrated dishwasher, oven and induction hob and designer radiators throughout. The layout is thoughtfully designed to maximise both functionality and warmth.

The utility/cloakroom is conveniently located, ensuring ease of access for all residents. The terraced nature of the house provides a sense of community while still offering privacy. The surrounding area boasts a variety of local amenities, including shops, schools and parks.

Gosport itself is known for its rich maritime history and beautiful coastal scenery, providing a perfect backdrop for leisurely walks and outdoor activities. This property is not just a house; it is a place where memories can be made and cherished.

Do not miss the chance to make this charming property your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS W/C

LIVING ROOM
23'5 x 10'8 (7.14m x 3.25m)

KITCHEN/DINING ROOM
23'9 x 9'2 (7.24m x 2.79m)

BEDROOM ONE
13'9 x 10'11 (4.19m x 3.33m)

BEDROOM TWO
12'4 x 9'3 (3.76m x 2.82m)

BEDROOM THREE
10'11 x 8'8 (3.33m x 2.64m)

BATHROOM
6'4 x 5'9 (1.93m x 1.75m)

OUTSIDE

ENCLOSED REAR GARDEN

BAR
9'7 x 9'7 (2.92m x 2.92m)

FREEHOLD / COUNCIL TAX BAND B

ANTI MONEY LAUNDERING
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.

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.

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.

REMOVAL QUOTES
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.

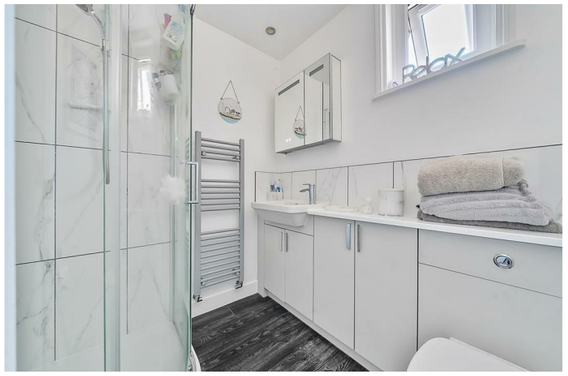
MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!









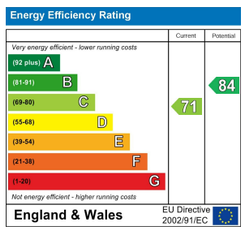












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