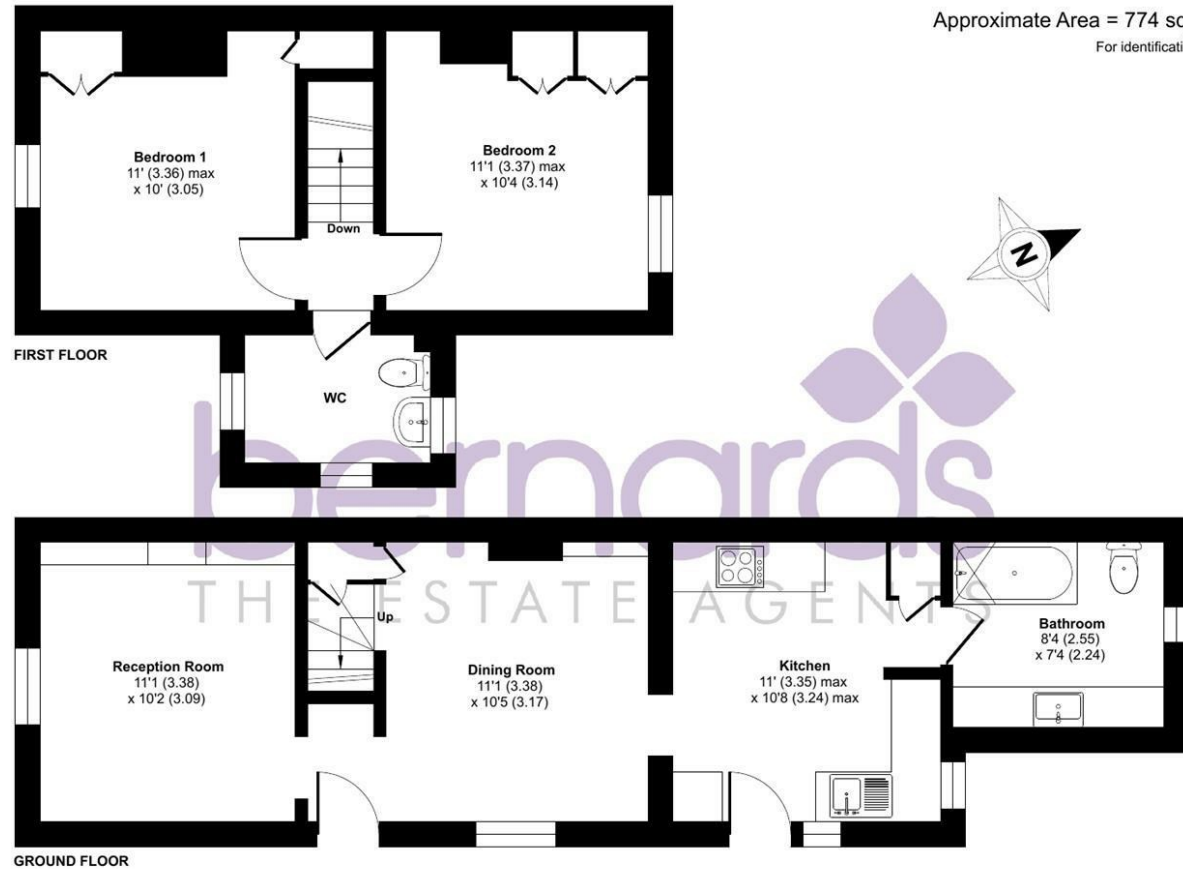
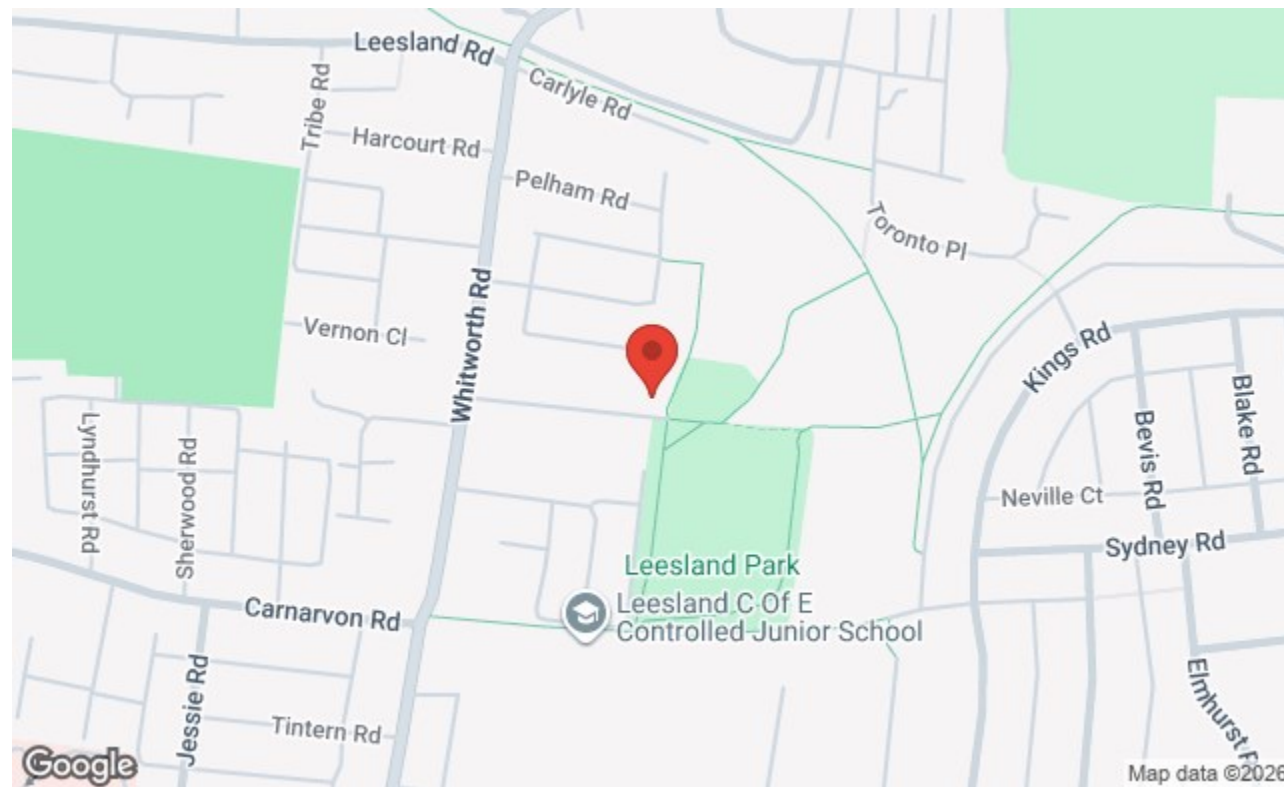


Lavinia Road, Gosport, PO12

Approximate Area = 774 sq ft / 71.9 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1417165



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



Asking Price £200,000

Lavinia Road, Gosport PO12 3PA



HIGHLIGHTS

- Two double bedrooms with fitted wardrobes
- Well presented and improved by current owners
- End of cul-de-sac position siding onto park
- Living room & Separate dining room
- Separate first floor WC
- Refitted ground floor bathroom
- Gas central heating and double glazing
- Enclosed rear garden with side access and shed
- Walking distance to shops, schools, park and bus routes

Improved by the current owners, this very well presented two bedroom end-of-terrace house is ideally situated at the end of a quiet cul-de-sac, adjoining a park — perfect for young families and dog walkers alike.

The property benefits from double glazing and gas central heating via a combi boiler. The ground floor features a bright and comfortable living room, which has been recently replastered and enhanced with new flooring and a new radiator. There is also a spacious dining room which flows through to a good-size kitchen, leading on to a refitted bathroom complete with a useful utility area incorporating fitted units and a butler-style

sink. Upstairs, there are two generous double bedrooms, both with fitted wardrobes, along with a separate WC. The loft is accessed via a loft ladder and is boarded, providing excellent additional storage space.

Externally, the property offers an enclosed rear garden with side access and a shed, which will remain.

Conveniently located within walking distance of local shops, bus routes, schools and the nearby park, this property makes an ideal first-time purchase.

Early viewing is highly recommended.

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
11'1 x 10'2 (3.38m x 3.10m)

DINING ROOM
11'1 x 10'5 (3.38m x 3.18m)

KITCHEN
11'0 x 10'8 (3.35m x 3.25m)

BATHROOM
8'4 x 7'4 (2.54m x 2.24m)

LANDING

BEDROOM ONE
11'0 x 10'0 (3.35m x 3.05m)

BEDROOM TWO
11'1 x 10'4 (3.38m x 3.15m)

UPSTAIRS WC

OUTSIDE

ENCLOSED REAR GARDEN

ON STREET PARKING

AGENTS NOTE

We are advised that the property was previously affected by Japanese Knotweed. This has been subject to a professional treatment programme carried out by a specialist contractor. A completion certificate and transferable guarantee are in place.

We understand there is currently no visible evidence of active growth; however, interested parties should make their own enquiries and obtain independent professional advice to satisfy themselves as to the position.

Copies of the relevant documentation are available upon request.

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.

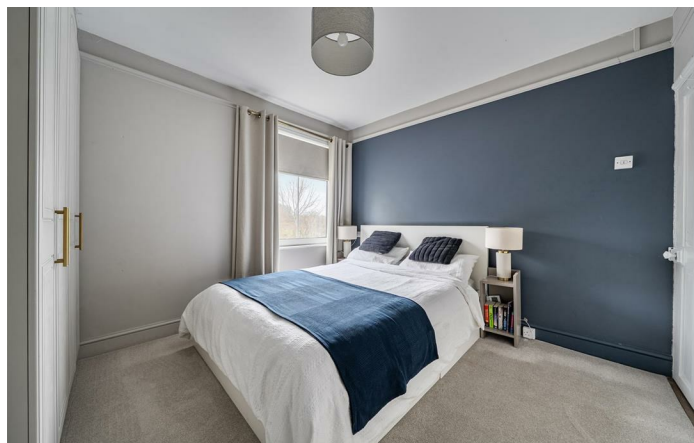
SOLICITORS

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	
(92-100) A	83
(81-91) B	
(69-80) C	
(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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