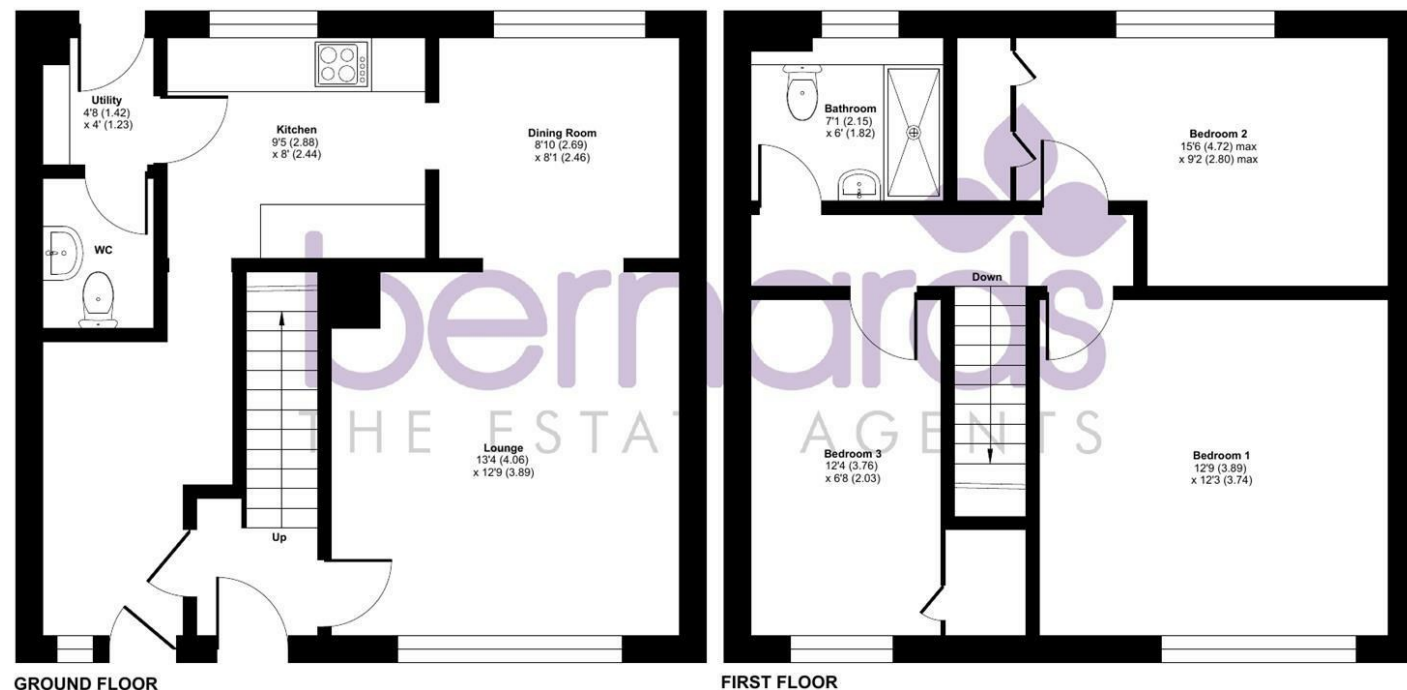




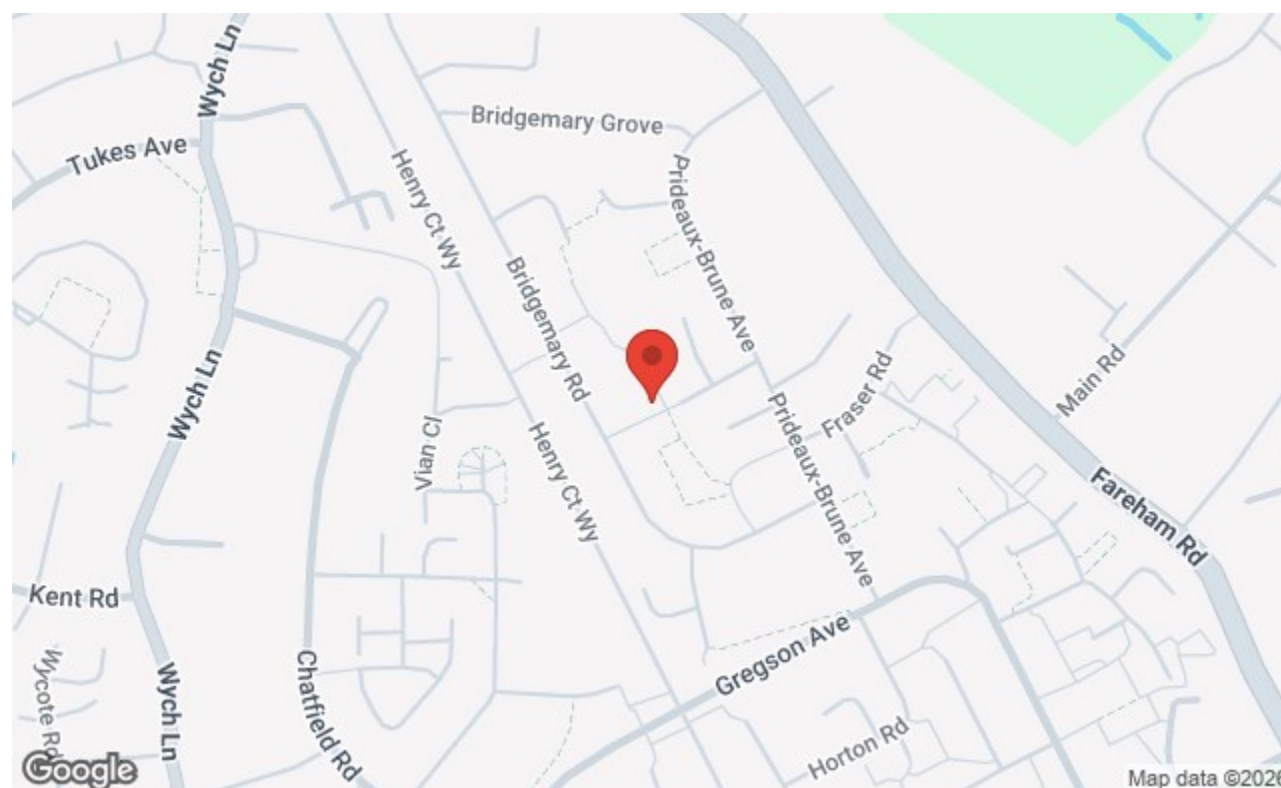
Northway, Gosport, PO13

Approximate Area = 1020 sq ft / 94.7 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). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1471473



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



Offers Over £190,000

Northway, Gosport PO13 0XE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Spacious three-bedroom house on the outskirts of Gosport
- Double glazing and gas central heating throughout
- Rear vehicle access
- Living room and separate dining room
- Downstairs WC
- Close to schools and transport links
- Close to local amenities
- No chain
- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £190,000.

Bernards Estate Agents are delighted to offer this spacious three-bedroom house, located on the outskirts of Gosport and ideal for those commuting out of the area.

The property benefits from double glazing and gas central heating. On the ground floor, accommodation comprises a downstairs WC, living room, dining

room and a spacious kitchen with a separate utility room.

Upstairs, there are three well-proportioned bedrooms and a four piece bathroom.

Externally, the property features an enclosed rear garden with rear vehicle access, offering potential for off-road parking, as well as a traffic-free frontage.

Offered with no onward chain, this home is ideal for buyers looking for a smooth and speedy purchase.

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



PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE

13'3" x 9'5" (4.06 x 2.89)

DINING ROOM

8'9" x 8'0" (2.69 x 2.46)

KITCHEN

9'5" x 8'0" (2.88 x 2.44)

UTILITY ROOM

4'7" x 4'0" (1.42 x 1.23)

LANDING

BEDROOM ONE

12'9" x 12'3" (3.89 x 3.74)

BEDROOM TWO

15'5" x 9'2" (4.72 x 2.80)

BEDROOM THREE

12'4" x 6'7" (3.76 x 2.03)

BATHROOM

7'0" x 5'11" (2.15 x 1.82)

SEPARATE WC

OUTSIDE

ENCLOSED REAR GARDEN

COUNCIL TAX BAND

Gosport Borough Council: BAND B

AUCTIONEERS COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be

paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

FREEHOLD

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.

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.

BERNARDS MORTGAGE AND 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!

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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