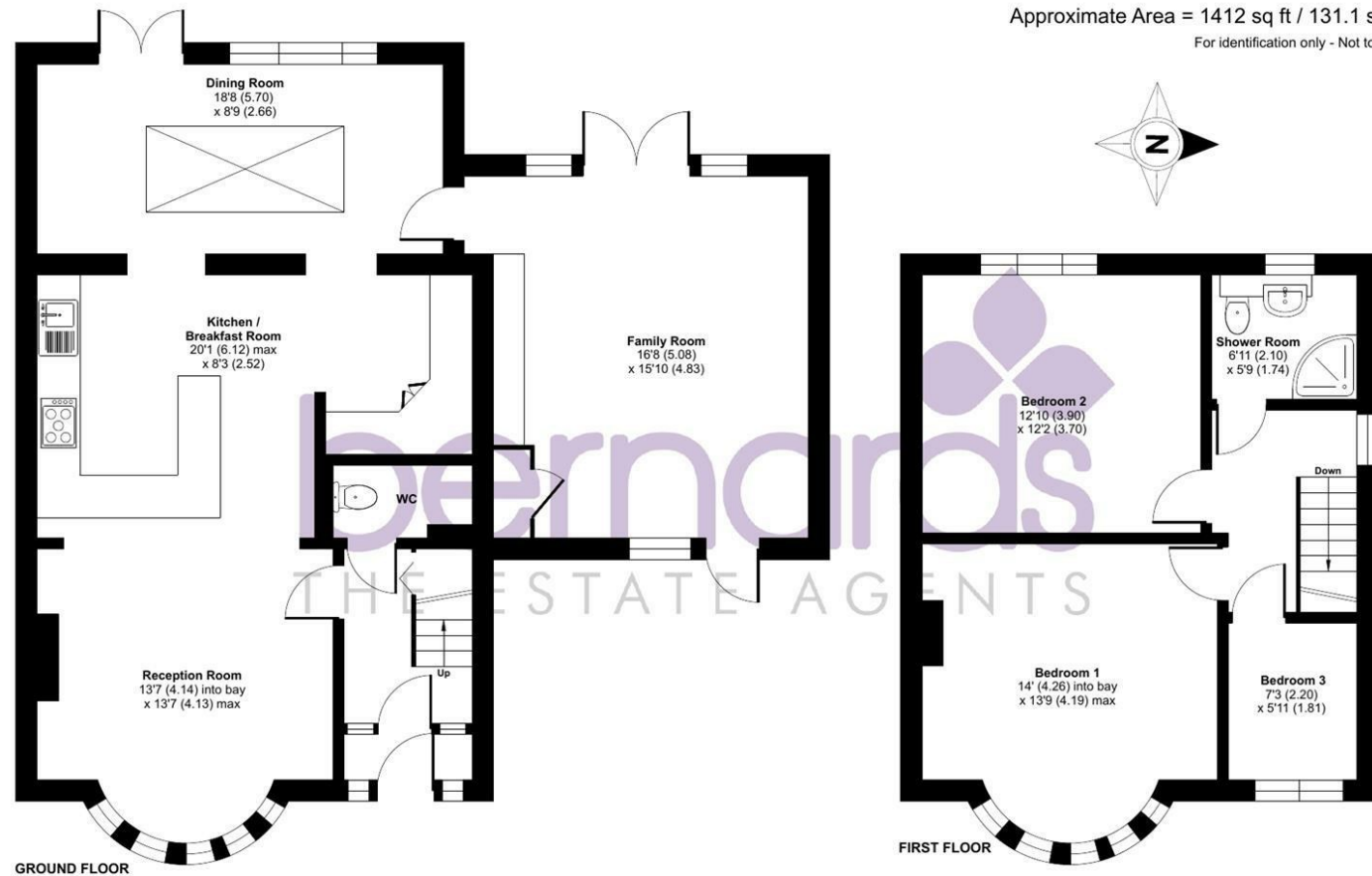


Grange Crescent, Gosport, PO12

Approximate Area = 1412 sq ft / 131.1 sq m
For identification only - Not to scale

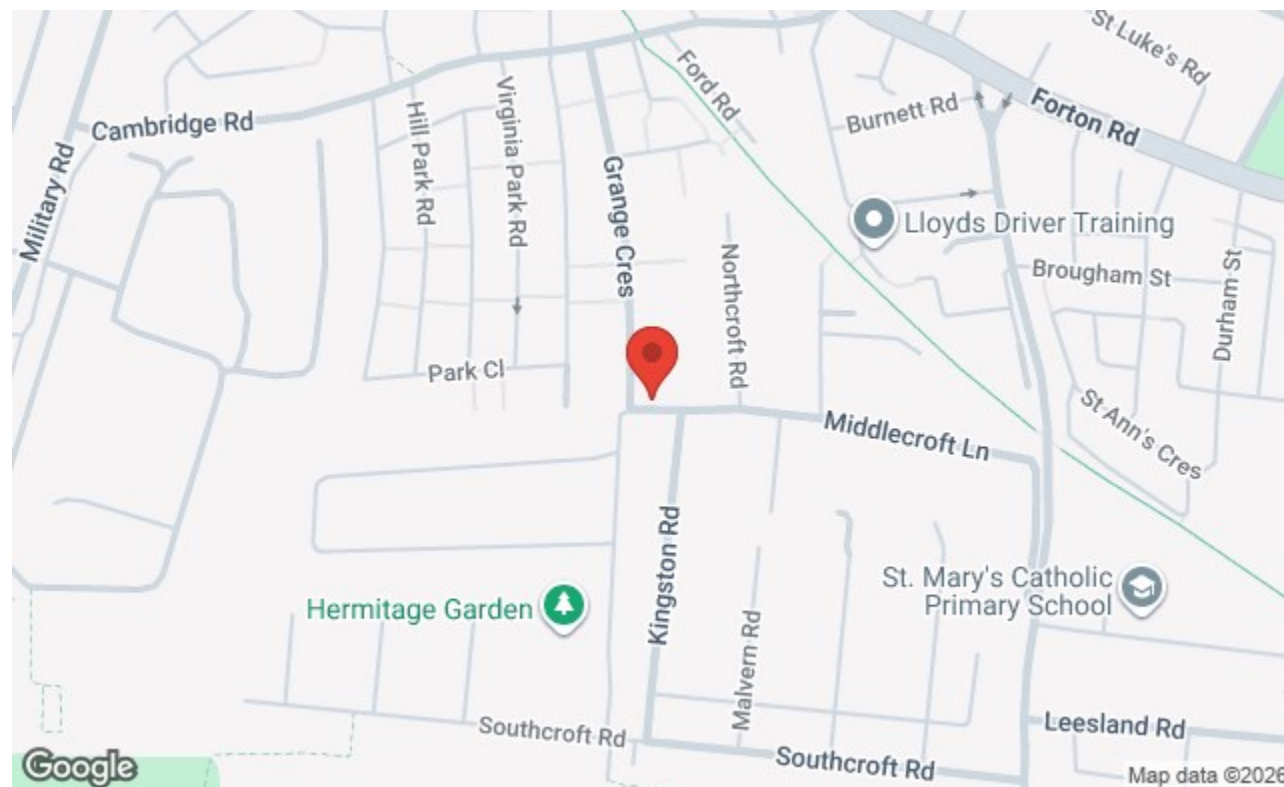


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1422630



Price Guide £315,000

Grange Crescent, Gosport PO12 3DS



3 2 2

HIGHLIGHTS

- Extended 3/4 bedroom family home
- Located within the Bay House School catchment
- Flexible accommodation
- Modern fitted kitchen/breakfast room
- Dining room with attractive lantern roof
- Downstairs WC
- Rear driveway providing off-road parking
- Option for a fourth bedroom on the ground floor

EXTENDED 3/4 BEDROOM FAMILY HOME WITH DRIVEWAY – BAY HOUSE SCHOOL CATCHMENT

Bernards Estate Agents are delighted to offer for sale this very well-presented and versatile family home, ideally situated within the sought-after Bay House School catchment area.

Offering flexible living accommodation, the ground floor comprises a downstairs WC, a bright living room with a feature bay window, and a modern fitted kitchen/breakfast room with integrated appliances. To the rear, there is a dining room with an attractive lantern roof, along with a spacious family room which could easily be utilised as a fourth bedroom if

required.

Upstairs, the property offers three well-proportioned bedrooms and a bathroom that has been stylishly converted into a modern shower room.

Additional benefits include double glazing and gas central heating via a combi boiler (approximately 8 years old and serviced annually).

Externally, the property features an enclosed side garden and a rear driveway providing off-road parking.

Early viewing is highly recommended to appreciate the space, flexibility, and excellent location this home has to offer.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE PORCH**
- ENTRANCE HALL**
- DOWNSTAIRS WC**
- LIVING ROOM**
13'7 x 13'7 (4.14m x 4.14m)
- DINING ROOM**
18'8 x 8'9 (5.69m x 2.67m)
- KITCHEN/BREAKFAST ROOM**
20'1 x 8'3 (6.12m x 2.51m)
- FAMILY ROOM/BEDROOM FOUR**
16'8 x 15'10 (5.08m x 4.83m)
- LANDING**
- BEDROOM ONE**
14'0 x 13'9 (4.27m x 4.19m)
- BEDROOM TWO**
12'10 x 12'2 (3.91m x 3.71m)
- BEDROOM THREE**
7'3 x 5'11 (2.21m x 1.80m)
- SHOWER ROOM**
6'11 x 5'9 (2.11m x 1.75m)
- OUTSIDE**
- ENCLOSED REAR & SIDE GARDEN**
- DRIVEWAY**
- FREEHOLD / COUNCIL TAX BAND C**

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			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

