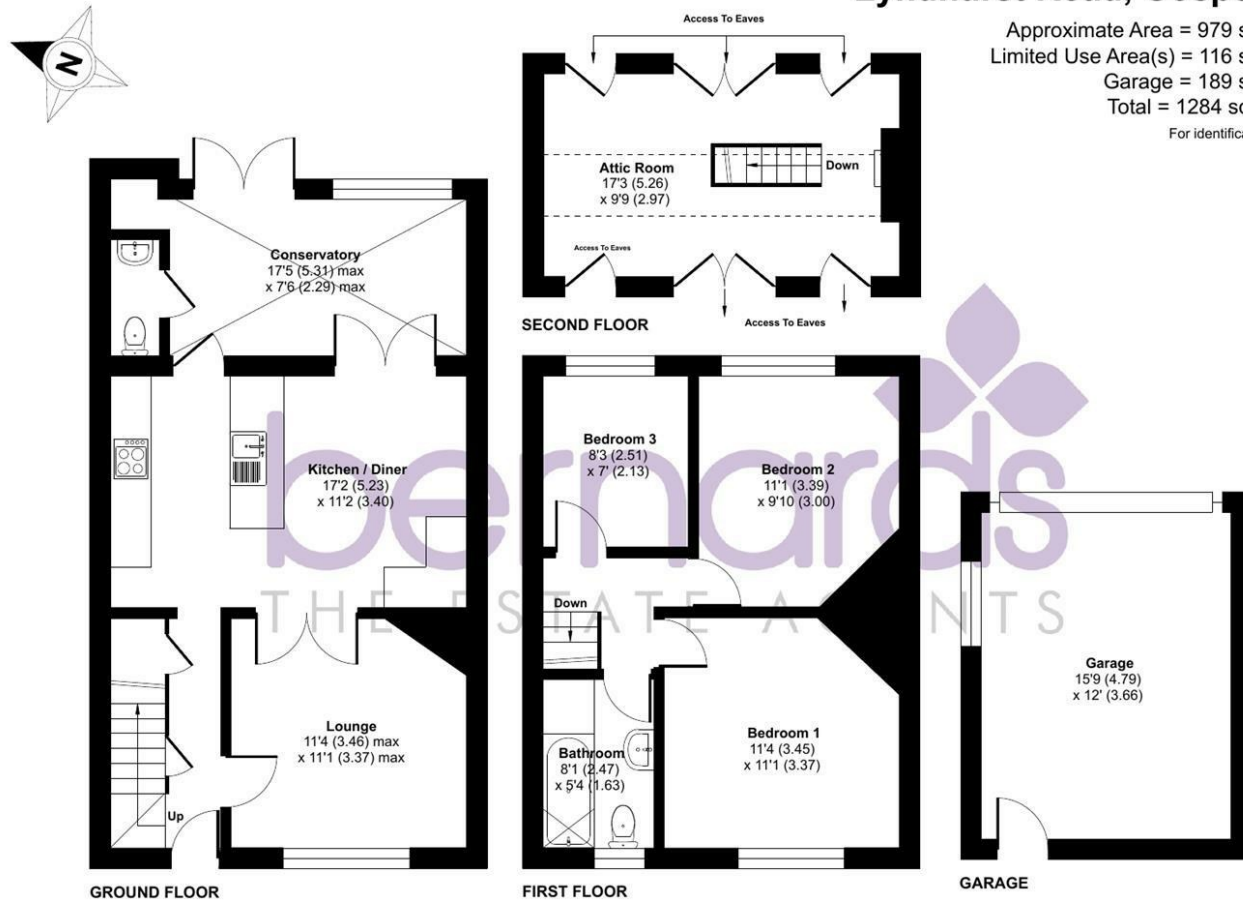


Lyndhurst Road, Gosport, PO12

Approximate Area = 979 sq ft / 90.9 sq m
 Limited Use Area(s) = 116 sq ft / 10.7 sq m
 Garage = 189 sq ft / 17.5 sq m
 Total = 1284 sq ft / 119.1 sq m
 For identification only - Not to scale



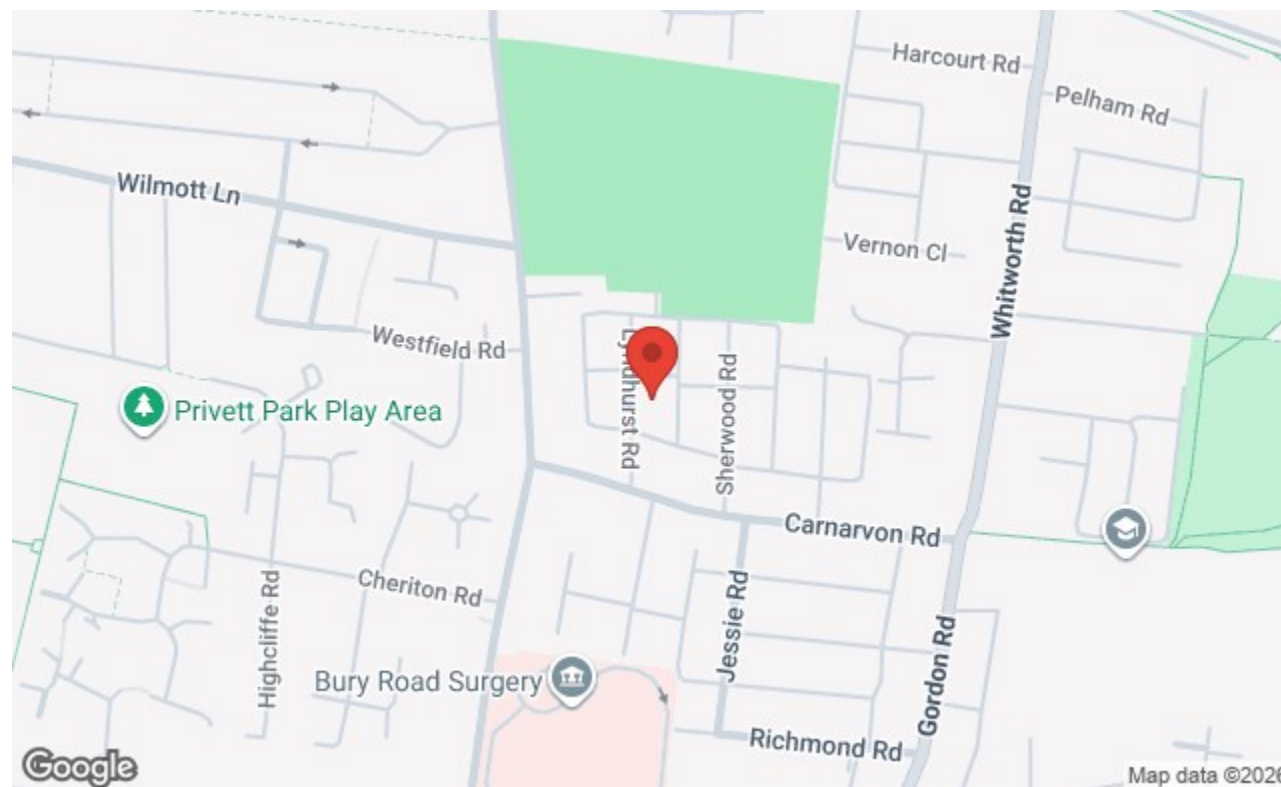
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1402749

FOR SALE

Asking Price £270,000

Lyndhurst Road, Gosport PO12 3QY

bernards
THE ESTATE AGENTS



3 Bedrooms, 1 Bathroom, 1 Living Room

HIGHLIGHTS

- Very well-presented three-bedroom house
- Additional loft room accessed via loft ladder
- Double glazing & Gas central heating
- Downstairs WC
- Living room with feature log burner
- Spacious kitchen/diner
- Conservatory
- Three bedrooms and family bathroom upstairs
- Front driveway providing off-road parking

A very well-presented three-bedroom house, further enhanced by an additional loft room accessed via a loft ladder and improved by the current owners.

The property benefits from double glazing and gas central heating via a serviced combi boiler. The ground floor offers a downstairs WC, a welcoming living room with a feature log burner, a spacious kitchen/diner, and a conservatory overlooking the rear garden.

Upstairs, there are three

well-proportioned bedrooms and a family bathroom. Externally, the property features a front driveway providing off-road parking, while the rear garden is mainly laid to lawn with a patio area and rear vehicular access to a detached garage with light and power.

Ideally located close to local shops and bus routes, and within the highly regarded Bay House School catchment area.

A must-view property.

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



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



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

11'4 x 11'1 (3.45m x 3.38m)

KITCHEN/DINER

17'2 x 11'2 (5.23m x 3.40m)

CONSERVATORY

17'5 x 7'6 (5.31m x 2.29m)

LANDING

BEDROOM ONE

11'4 x 11'1 (3.45m x 3.38m)

BEDROOM TWO

11'1 x 9'10 (3.38m x 3.00m)

BEDROOM THREE

8'3 x 7'0 (2.51m x 2.13m)

BATHROOM

8'1 x 5'4 (2.46m x 1.63m)

LOFT ROOM

17'3 x 9'9 (5.26m x 2.97m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

DETACHED GARAGE

15'9 x 12'0 (4.80m x 3.66m)

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.

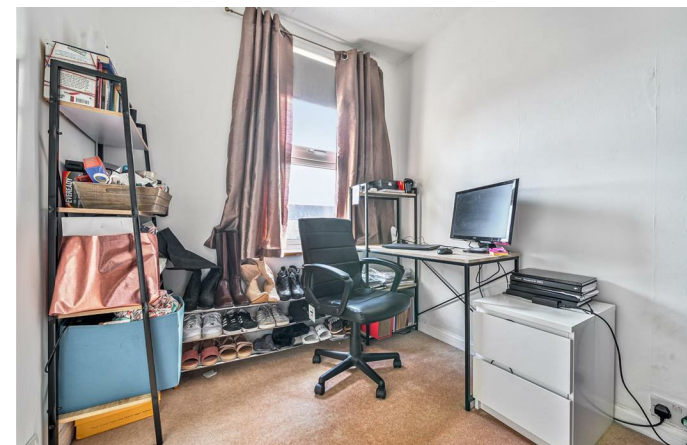
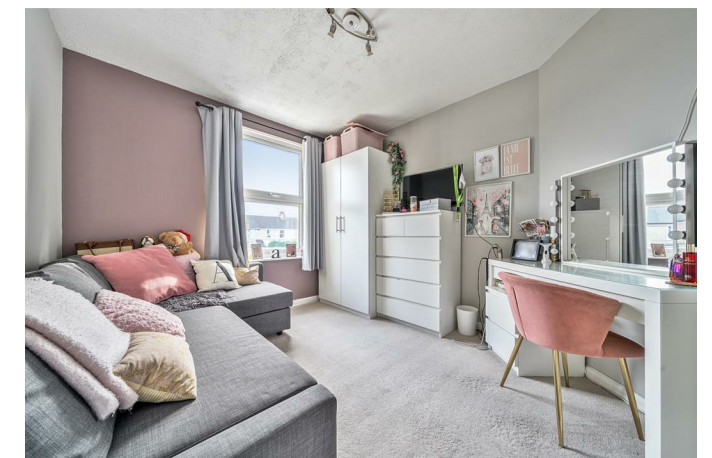
SOLICITORS

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
	82
	66

Very energy efficient - lower running costs
(82-91) A
(69-81) B
(55-68) C
(49-54) D
(39-48) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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