

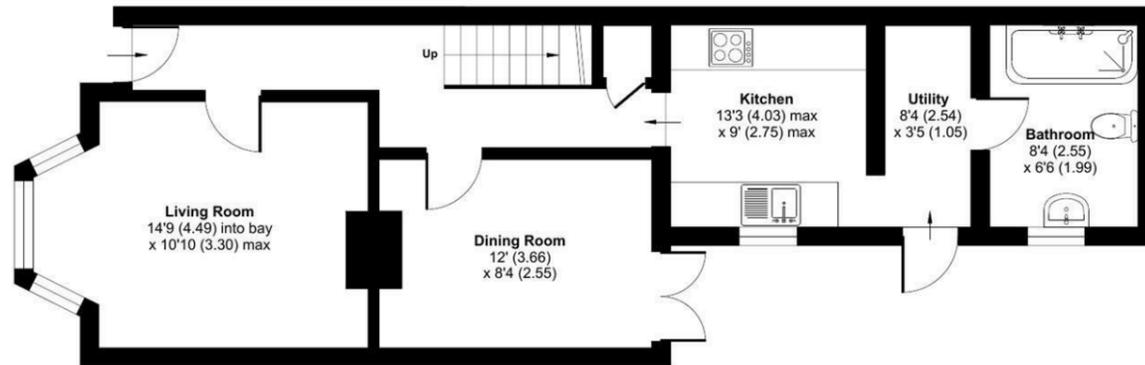
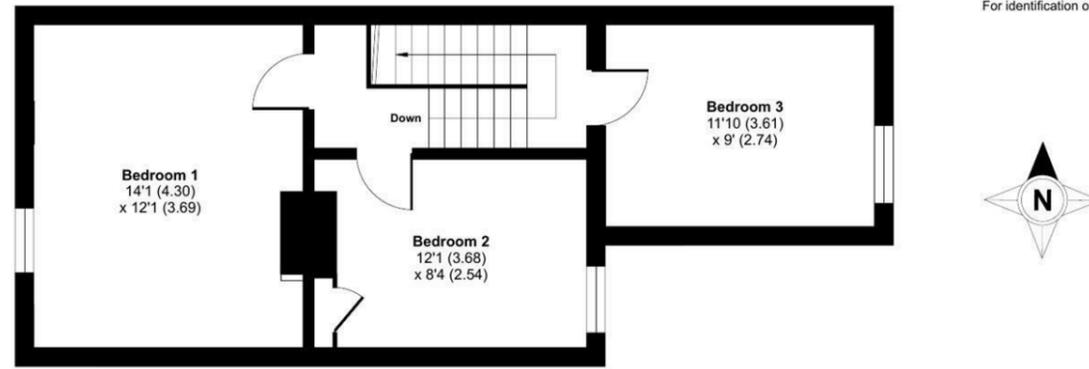
# Kings Road, Gosport, PO12

Approximate Area = 1002 sq ft / 93 sq m  
For identification only - Not to scale

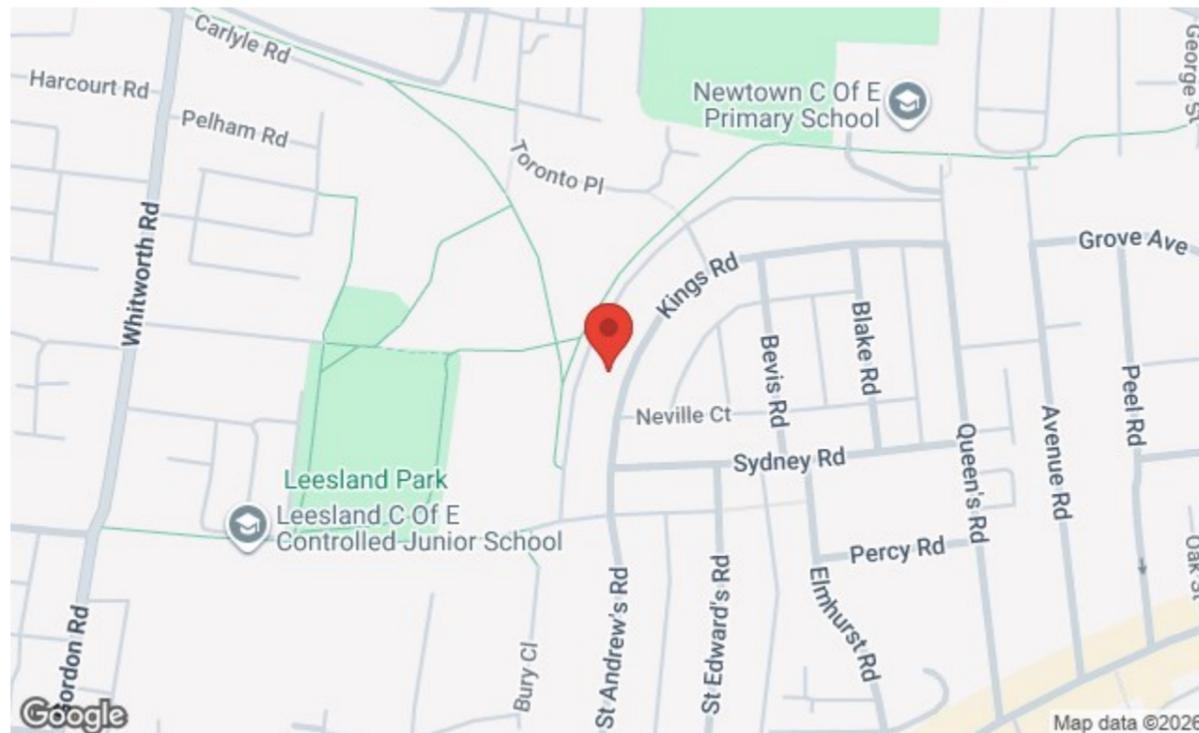


Offers Over £270,000

Kings Road, Gosport PO12 1PZ



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: 1356375



## HIGHLIGHTS

- Character three-bedroom home
- Gas central heating
- Three double bedrooms
- Off-road parking
- Separate dining room
- Living room with a feature bay window
- Enclosed rear garden
- Modern kitchen
- Situated just a short walk from Stoke Road shops

\*\*\*Price range £270,000 to £280,000\*\*\*

Bernards are delighted to bring to the market this beautifully presented, character-filled three-bedroom home, ideally located just a short walk from the shops, schools, and bus routes of Stoke Road. The current owner has made significant improvements throughout, creating a perfect blend of period charm and modern convenience.

The property benefits from full double glazing, with several windows replaced approximately three years ago. It also features gas central heating with newly installed radiators, a regularly serviced combi boiler, and smart heating control via the Hive system.

On the ground floor, the spacious entrance hall leads through a recently fitted front door, installed around a year ago. The living room is light and welcoming, enhanced by a feature bay window and fitted blinds that will remain. A

separate dining room with French doors opens onto the rear garden, providing a lovely space for entertaining. The kitchen, newly installed around two years ago, offers a modern finish with integrated appliances. There is also a practical utility room and a well-appointed ground floor bathroom.

Upstairs, the property offers three generous double bedrooms. The loft is accessible via a fitted ladder and is partially boarded with lighting, offering excellent storage potential.

Outside, the home boasts an enclosed rear garden with rear vehicle access leading to off-road parking.

This is a fantastic opportunity to acquire a spacious and well-maintained home in a highly convenient location.

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**
- LIVING ROOM**  
14'9 x 10'10 (4.50m x 3.30m)
- DINING ROOM**  
12 x 8'4 (3.66m x 2.54m)
- KITCHEN**  
13'3 x 9 (4.04m x 2.74m)
- UTILITY ROOM**  
8'4 x 3'5 (2.54m x 1.04m)
- BATHROOM**  
8'4 x 6'6 (2.54m x 1.98m)

- LANDING**
- BEDROOM ONE**  
14'1 x 12'1 (4.29m x 3.68m)
- BEDROOM TWO**  
12'1 x 8'4 (3.68m x 2.54m)
- BEDROOM THREE**  
11'10 x 9 (3.61m x 2.74m)

- OUTSIDE**
- ENCLOSED REAR GARDEN**
- OFF ROAD PARKING TO THE REAR**

**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 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	73
England & Wales	EU Directive 2002/91/EC



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