

Wych Lane, Gosport, PO13

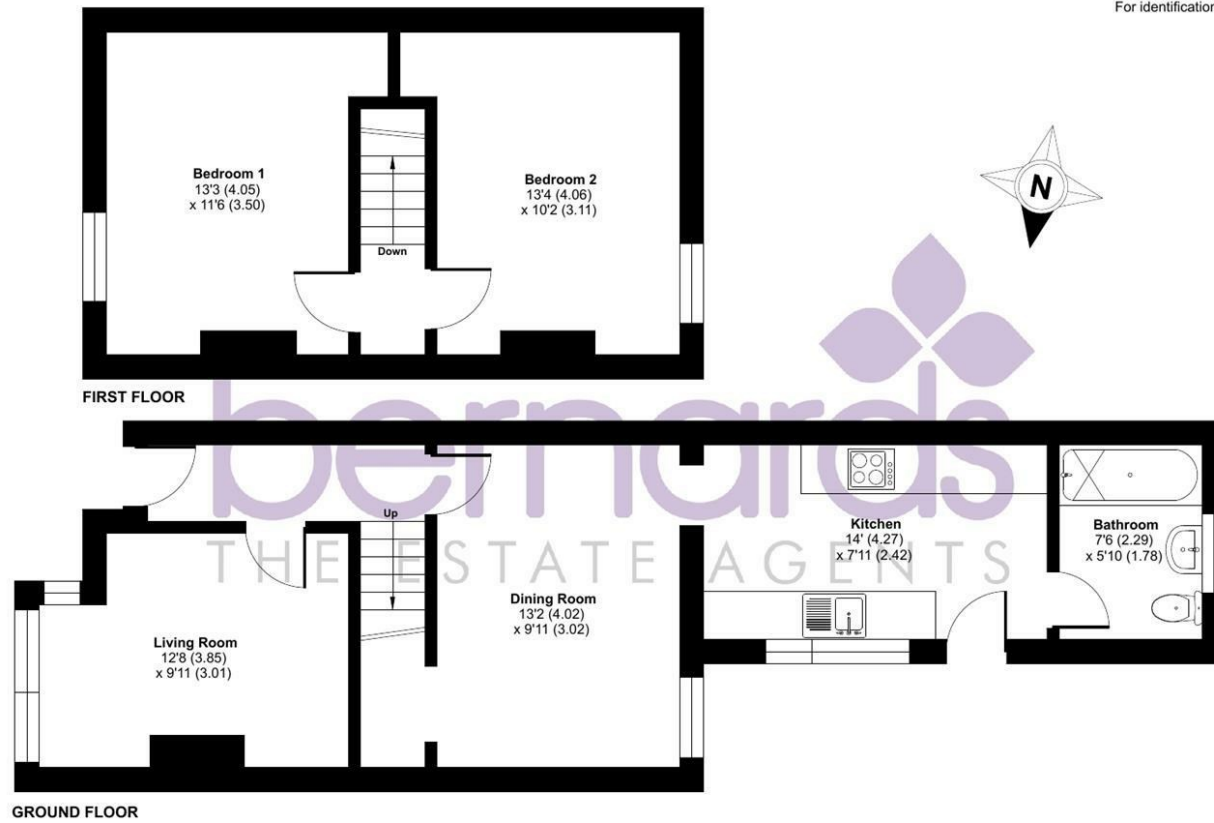
Approximate Area = 797 sq ft / 74 sq m
For identification only - Not to scale



Offers Over £230,000

Wych Lane, Gosport PO13 0SU

bernards
THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1479089



HIGHLIGHTS

- Two Bedroom Terraced House
- Renovated throughout
- Driveway
- Great sized garden
- Close to public transport and schools
- No Forward Chain
- Sought after area
- Gas Central Heating

Bernards Estate Agents are delighted to present to the market this exceptional two-bedroom terraced home, beautifully modernised and meticulously maintained by the current owner. Offering spacious and versatile accommodation.

Ideally positioned on the outskirts of Gosport, close to the Fareham border, this impressive property benefits from a convenient location with easy access to local schools, transport links and everyday amenities.

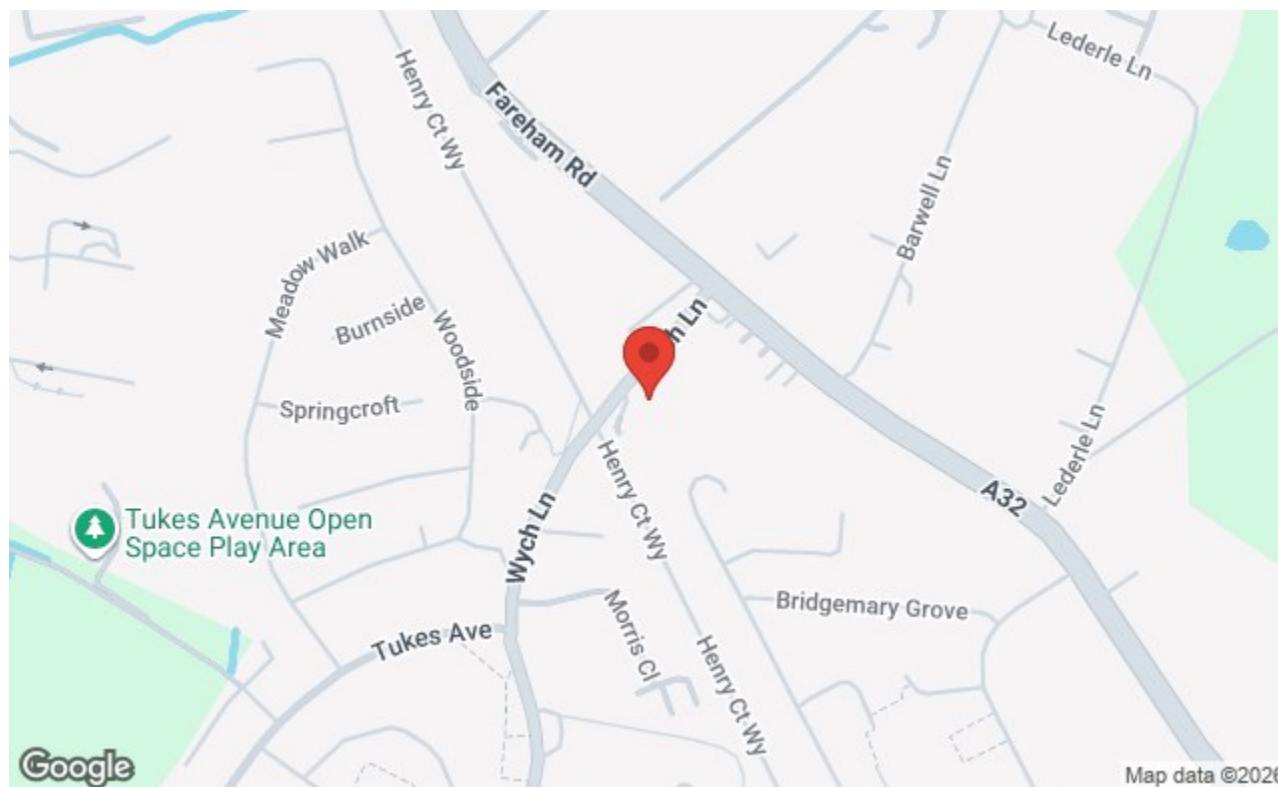
Internally, the accommodation is exceptionally well presented throughout. The ground floor

comprises a welcoming entrance hall, a spacious living room and separate dining room and kitchen.

To the first floor are two generous double bedrooms.

Externally, the property continues to impress. To the front is a substantial driveway providing ample off-road parking. The rear garden is of a good size and enjoys a combination of lawn and patio areas, making it ideal for both family enjoyment and outdoor entertaining.

The property is offered with no onward chain and would be perfect for a First Time Buy!



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



Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

- DRIVEWAY
- ENTRANCE HALL
- LIVING ROOM
12'7" x 9'10" (3.85 x 3.01)
- STAIRS
- DINING ROOM
13'2" x 9'10" (4.02 x 3.02)
- KITCHEN
14'0" x 7'11" (4.27 x 2.42)

- BATHROOM
7'6" x 5'10" (2.29 x 1.78)
- GARDEN
- BEDROOM ONE
13'3" x 11'5" (4.05 x 3.50)
- BEDROOM TWO
13'3" x 10'2" (4.06 x 3.11)

COUNCIL TAX BAND
Gosport : 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.

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.

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.

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.



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		
England & Wales	65	
EU Directive 2002/91/EC		

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