



Conifer Grove, Gosport, PO13

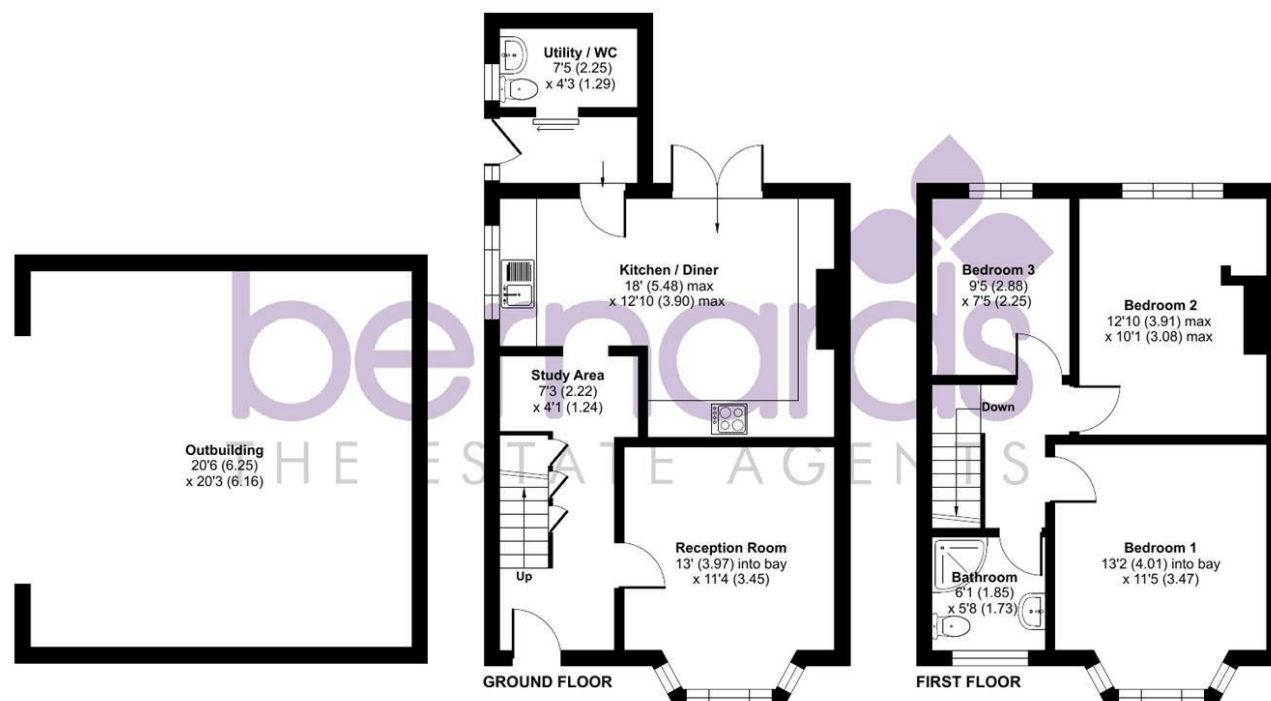
Approximate Area = 964 sq ft / 89.5 sq m
Outbuilding = 414 sq ft / 38.4 sq m
Total = 1378 sq ft / 127.9 sq m
For identification only - Not to scale



Guide Price £325,000

Conifer Grove, Gosport PO13 0TP

bernards
THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1262025



HIGHLIGHTS

- SEMI DETACHED
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- THREE DOUBLE BEDROOMS
- MODERN PROPERTY
- GARDEN ROOM EXTENSION
- LARGE REAR GARDEN WITH SIDE ACCESS
- BAY WINDOW
- SOUGHT AFTER AREA IN BRIDGEMARY
- PLANNING PERMISSON - <https://publicaccess.gosport.gov.uk/online-applications/applicationDetails.do?keyVal=RTAWZVHOIES00&activeTab=summc>

Nestled in the charming area of Conifer Grove, Gosport, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, this property is sure to capture your attention.

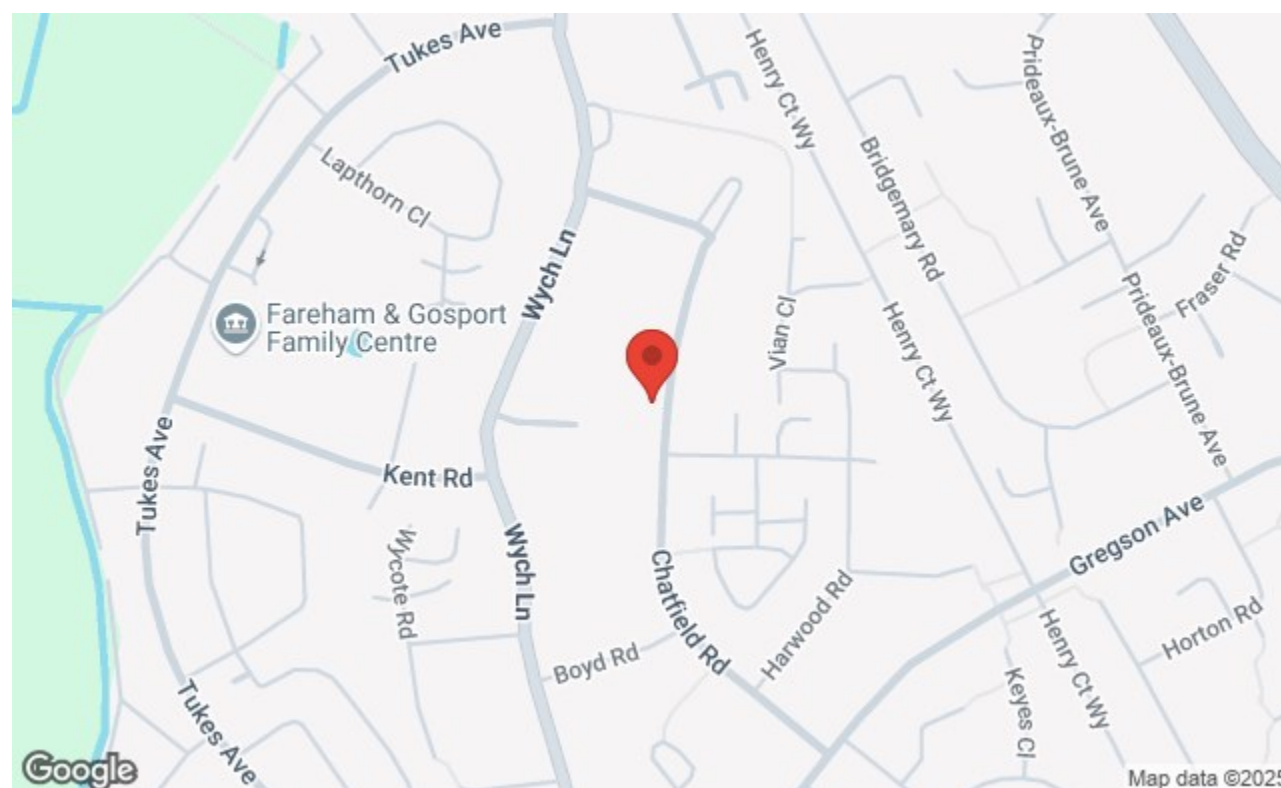
Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods through the windows creates a warm and welcoming atmosphere throughout the home.

The property boasts three comfortable bedrooms, providing ample space for rest and relaxation. Each room offers a peaceful retreat, ideal for unwinding after a long day. The layout is thoughtfully designed to accommodate both

family living and personal privacy.

Completing this charming home is a well-appointed bathroom, ensuring convenience for all residents. The semi-detached nature of the property allows for a sense of community while still providing the privacy that many seek.

Conifer Grove is a desirable location, offering a blend of tranquillity and accessibility. Residents can enjoy nearby amenities, parks, and schools, making it an ideal choice for families. With its appealing features and prime location, this semi-detached house in Gosport is a wonderful opportunity for those looking to settle in a welcoming neighbourhood. Don't miss the chance to make this lovely property your new home.



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



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



PROPERTY INFORMATION

RECEPTION ROOM
13'1" x 11'4" (4.01 x 3.47)

KITCHEN/DINER
17'11" x 12'9" (5.48 x 3.90)

STUDY AREA
7'3" x 4'0" (2.22 x 1.24)

UTILITY/WC
7'4" x 4'2" (2.25 x 1.29)

BEDROOM ONE
13'1" x 11'4" (4.01 x 3.47)

BEDROOM TWO
12'9" x 10'1" (3.91 x 3.08)

BEDROOM THREE
9'5" x 7'4" (2.88 x 2.25)

BATHROOM
6'0" x 5'8" (1.85 x 1.73)

OUTBUILDING
20'6" x 20'2" (6.25 x 6.16)

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.

ANTI MONEY LAUNDERING (AML)
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

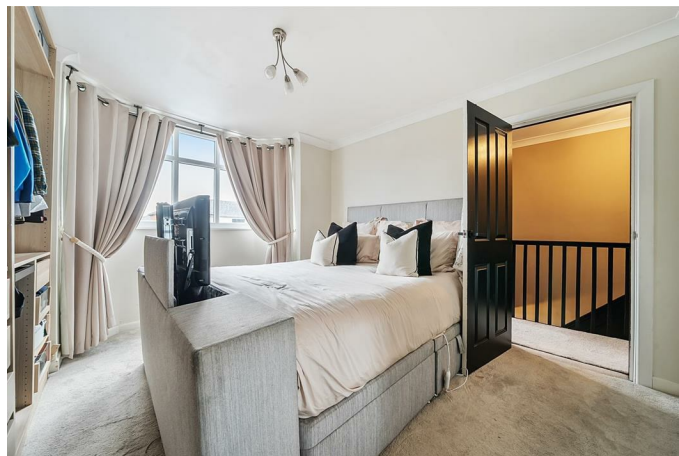
check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

REMOVAL QUOTE
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.

OFFER CHECK
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.

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) A			83
(81-91) B			
(69-80) C		69	
(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			



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

