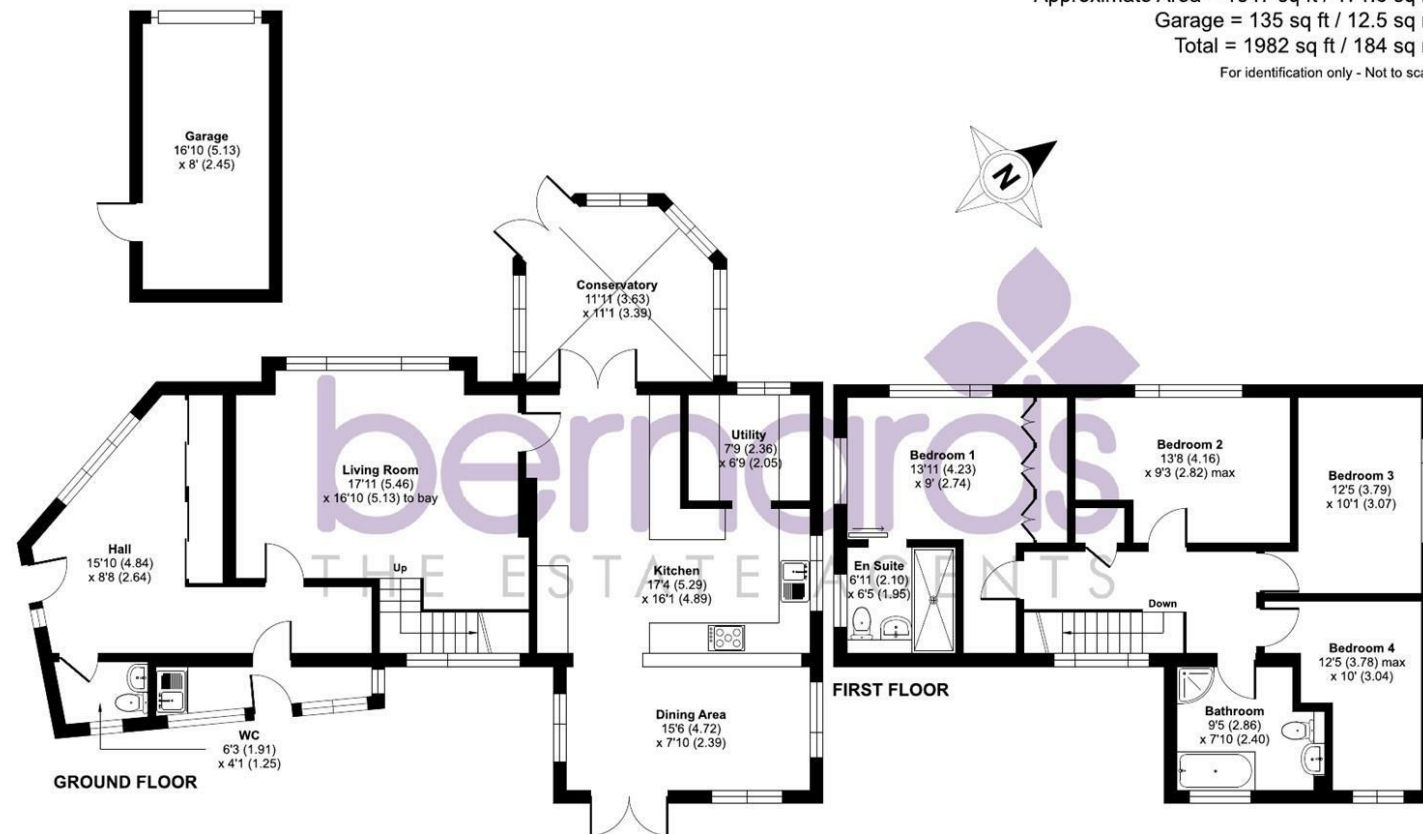
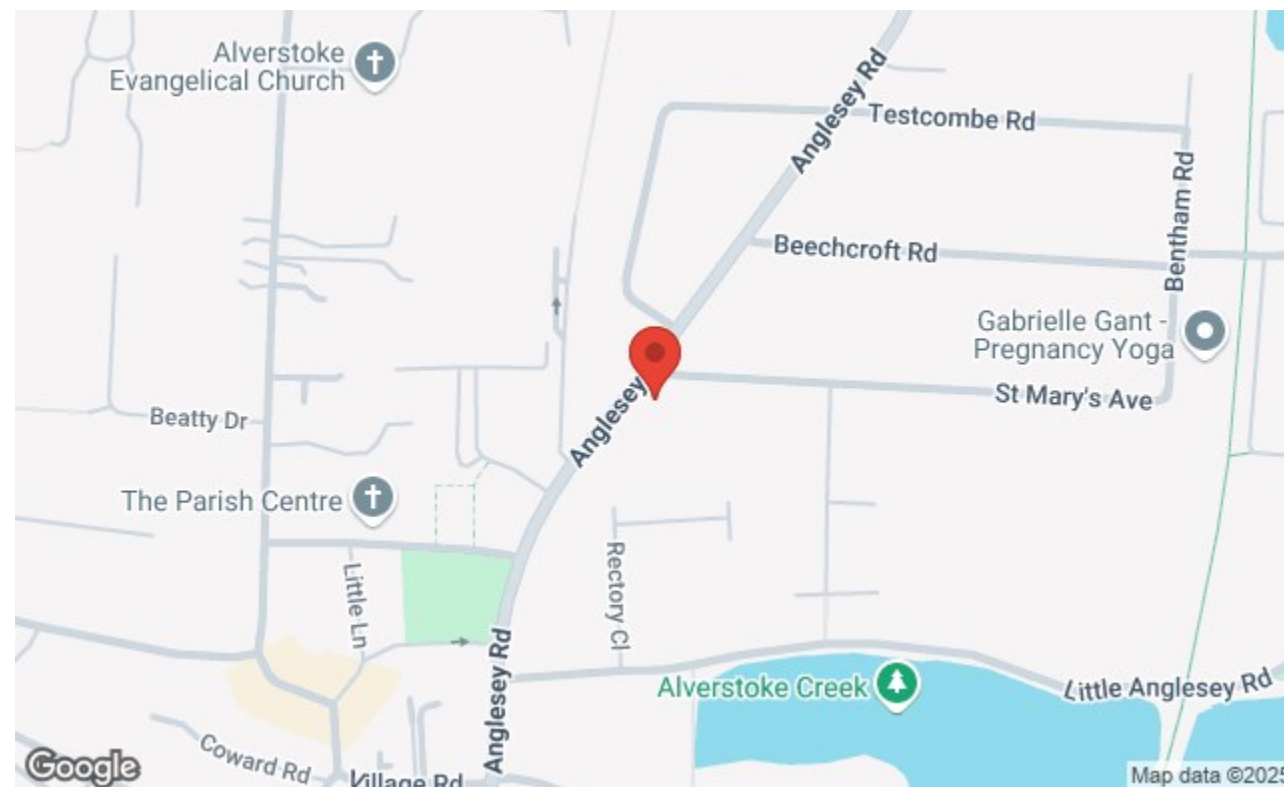


St. Marys Avenue, Gosport, PO12

Approximate Area = 1847 sq ft / 171.5 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1982 sq ft / 184 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1278324



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



Asking Price £650,000

St. Marys Avenue, Alverstoke PO12 2HU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ A VERY WELL PRESENTED DETACHED HOUSE
- ❖ FOUR GOOD SIZE BEDROOMS
- ❖ EN SUITE TO MASTER
- ❖ DRIVEWAY & GARAGE
- ❖ WRAP AROUND GARDENS
- ❖ DOWNSTAIRS WC
- ❖ SOLAR PANELS WITH BATTERY STORAGE
- ❖ SPACIOUS MODERN FITTED KITCHEN
- ❖ OFTEN REQUESTED LOCATION
- NO ONWARD CHAIN

Bernards are delighted to present this well-appointed four-bedroom detached house, nestled in the highly desirable area of Alverstoke, Gosport. This charming property offers a perfect blend of comfort and modern living, making it an ideal family home.

Upon entering, you will find a spacious lounge that invites relaxation, complemented by a bright conservatory that enhances the living space with natural light. The modern fully fitted kitchen with induction hob and boiling/filter water tap, installed approximately two years ago, is a chef's delight, providing ample space for culinary creations and family gatherings. Additionally, a convenient downstairs WC and a large storage cupboard add to the practicality of the ground floor.

The first floor boasts four generously sized bedrooms, with the master bedroom benefiting

from an en suite bathroom, ensuring privacy and convenience. A well-appointed family bathroom serves the remaining bedrooms, providing ample facilities for family and guests alike.

The exterior of the property is equally impressive, featuring a wrap-around garden enclosed by new fencing, offering a safe and private outdoor space for children and pets to play. To the front, a driveway leads to a garage equipped with an electric door, providing secure parking and additional storage options.

This home is further enhanced by double glazing, gas central heating, and solar panels, contributing to energy efficiency and comfort throughout the year. With its prime location and modern amenities, this property is a rare find in the market. We invite you to view this delightful home and discover all it has to offer.

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



PROPERTY INFORMATION

ENTRANCE HALL
15'10 x 8'8 (4.83m x 2.64m)

DOWNSTAIRS WC

LIVING ROOM
17'11 x 16'10 (5.46m x 5.13m)

KITCHEN
17'4 x 16'1 (5.28m x 4.90m)

DINING ROOM
15'6 x 7'10 (4.72m x 2.39m)

UTILITY ROOM
7'9 x 6'9 (2.36m x 2.06m)

CONSERVATORY
11'11 x 11'1 (3.63m x 3.38m)

REAR PORCH

LANDING

BEDROOM ONE
13'11 x 9'0 (4.24m x 2.74m)

EN SUITE
6'11 x 6'5 (2.11m x 1.96m)

BEDROOM TWO
13'8 x 9'3 (4.17m x 2.82m)

BEDROOM THREE
12'5 x 10'1 (3.78m x 3.07m)

BEDROOM FOUR
12'5 x 10'0 (3.78m x 3.05m)

BATHROOM
9'5 x 7'10 (2.87m x 2.39m)

OUTSIDE

ENCLOSED WRAP AROUND GARDEN

DRIVEWAY

GARAGE

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. Bernard's 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.

BERNARD'S 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!

REMOVAL QUOTES

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.

ANTI MONEY LAUNDERING

Bernard's 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.



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	62	76
EU Directive 2002/91/EC		

Scan here to see all our properties for sale and rent



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