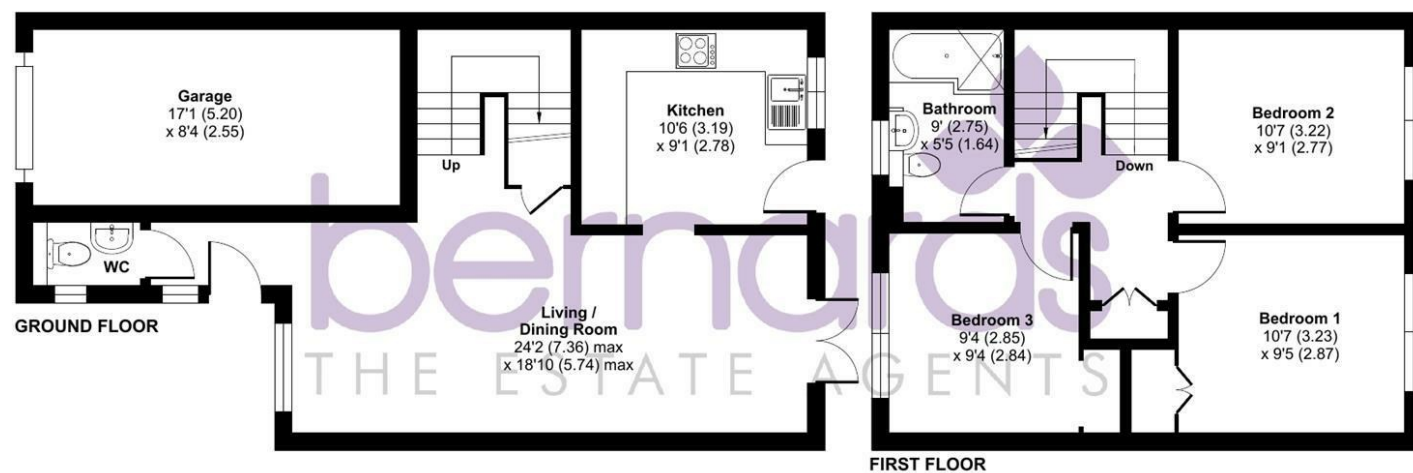


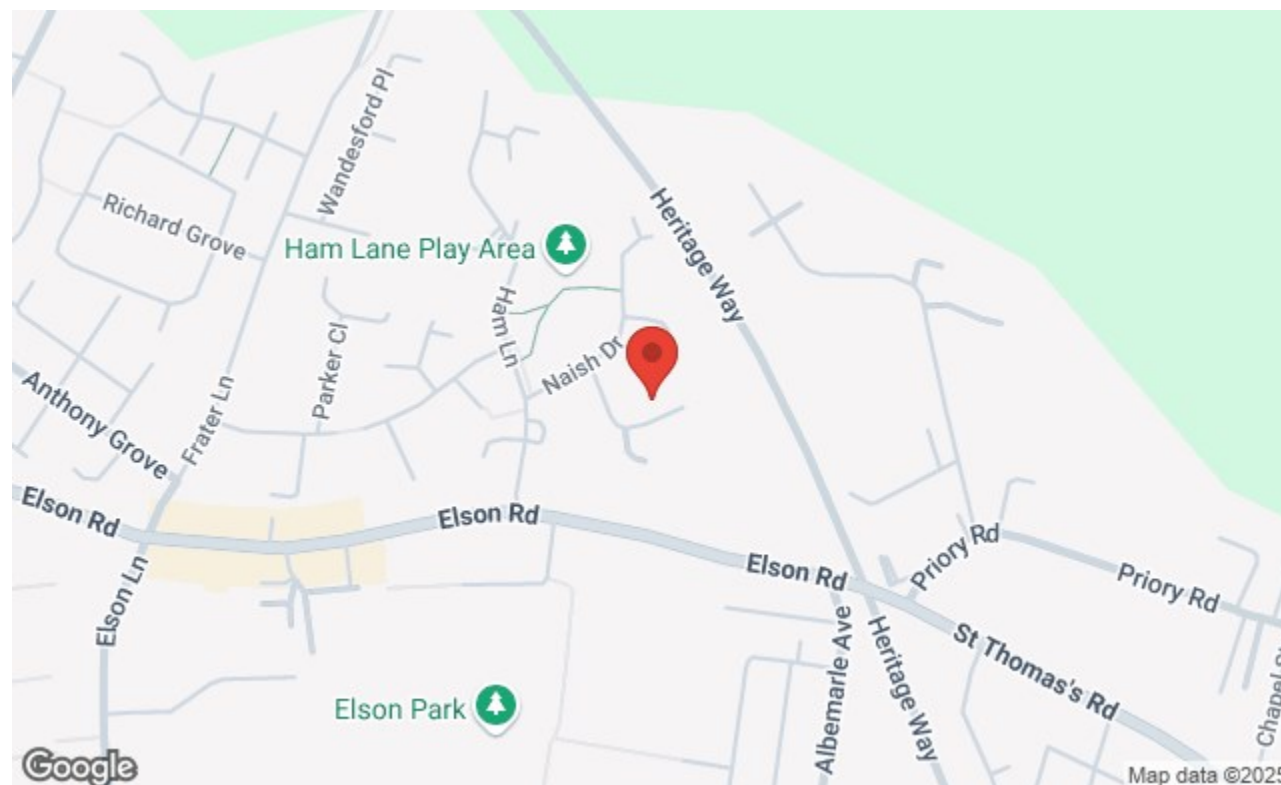


## Chestnut Walk, Gosport, PO12

Approximate Area = 894 sq ft / 83 sq m  
Garage = 141 sq ft / 13 sq m  
Total = 1035 sq ft / 96 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1280617



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



Offers Over £300,000

Chestnut Walk, Gosport PO12 4BH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ A VERY WELL PRESENTED HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ DOWNSTAIRS WC
- ❖ REPLACED DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ CUL DE SAC LOCATION
- ❖ RE FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ❖ DOUBLE DRIVEWAY
- ❖ GARAGE

Bernards is pleased to present this beautifully refurbished three-bedroom terraced house located on Chestnut Walk in the desirable area of Elson, Gosport. This property has been thoughtfully updated by the current owners, ensuring a modern and comfortable living space.

Upon entering, you will find a spacious lounge/diner that is perfect for both relaxation and entertaining, featuring elegant French doors that open directly into the private rear garden. The fitted kitchen is equipped with integrated appliances, making it a delightful space for culinary enthusiasts. The modern white bathroom suite adds a touch of sophistication, while the convenience of a downstairs WC enhances the practicality of the home.

The property boasts three generously sized double bedrooms, providing ample space for family living or guests. Outside, you will discover

a double driveway that leads to an integral garage, which is equipped with light, power, and water, offering additional utility and storage options.

The private rear garden is enclosed with new fencing and includes back access, creating a secure and tranquil outdoor space for relaxation or play. Situated in a quiet cul-de-sac, this home offers a peaceful environment while still being conveniently located near local amenities.

Most items within the house are negotiable, providing potential buyers with the opportunity to personalise their new home. This property is an excellent choice for families or anyone seeking a well-presented home in a sought-after location. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

## LOUNGE/DINER

24'2 x 18'10 (7.37m x 5.74m)

## KITCHEN

10'6 x 9'1 (3.20m x 2.77m)

## LANDING

## BEDROOM ONE

10'7 x 9'5 (3.23m x 2.87m)

## BEDROOM TWO

10'7 x 9'1 (3.23m x 2.77m)

## BEDROOM THREE

9'4 x 9'4 (2.84m x 2.84m)

## BATHROOM

9'0 x 5'5 (2.74m x 1.65m)

## OUTSIDE

## FRONT DRIVEWAY

## GARAGE

17'1 x 8'4 (5.21m x 2.54m)

## ENCLOSED REAR GARDEN

## 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

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 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.

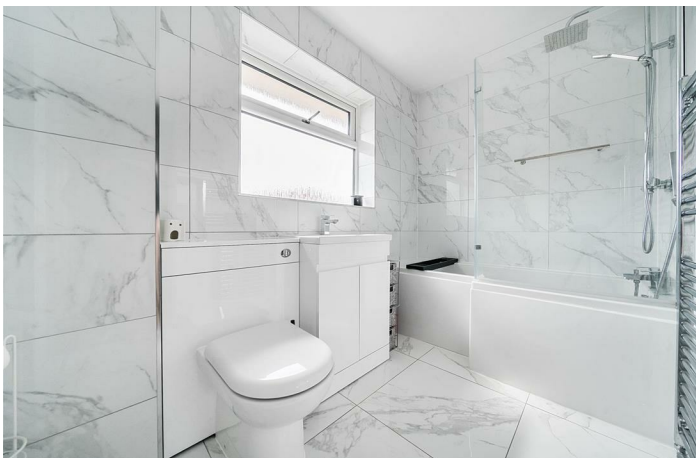
## OFFER CHECK PROCEDURE

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.

## 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		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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