

Offers Over £260,000

Elmhurst Road, Gosport PO12 1PQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ NEWLY FITTED BATHROOM
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ TOWN CENTRE LOCATION
- ❖ ENCLOSED REAR GARDEN
- ❖ AN IDEAL FIRST TIME BUY
- ❖ A MUST VIEW!

NO CHAIN! Bernards is pleased to present this charming terraced house located on Elmhurst Road in the heart of Gosport town centre. This well-maintained property has been thoughtfully improved by the current owner over the past few years, making it an ideal home for families or those seeking a comfortable living space.

The house boasts three spacious double bedrooms, providing ample room for relaxation and rest. The two inviting reception rooms offer versatile spaces that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home. The modern fitted kitchen is a delightful feature, equipped to meet the demands of contemporary living.

Step outside to discover the enclosed rear garden, a perfect spot for outdoor activities or simply unwinding in the fresh air. There is also potential for rear

parking, should you wish to remove a wall via the service road, adding further convenience to this already appealing property.

Additional benefits include double glazing and gas central heating, ensuring comfort throughout the seasons. This property is not only a lovely home but also a fantastic opportunity to enjoy the vibrant lifestyle that Gosport has to offer. With its central location, you will find yourself just a short distance from local amenities, shops, and transport links.

In summary, this three-bedroom terraced house on Elmhurst Road is a wonderful opportunity for those looking to settle in a well-connected area of Gosport. We invite you to view this property and experience its charm for yourself.

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







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# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

11'10 x 10'11 (3.61m x 3.33m)

## DINING ROOM

12'0 x 8'3 (3.66m x 2.51m)

## KITCHEN

12'8 x 9'3 (3.86m x 2.82m)

## BATHROOM

7'7 x 5'3 (2.31m x 1.60m)

## LANDING

## BEDROOM ONE

14'3 x 11'10 (4.34m x 3.61m)

## BEDROOM TWO

12'5 x 9'1 (3.78m x 2.77m)

## BEDROOM THREE

12'0 x 8'3 (3.66m x 2.51m)

## OUTSIDE

## ENCLOSED REAR GARDEN

### 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!

### Anti Money Laundering

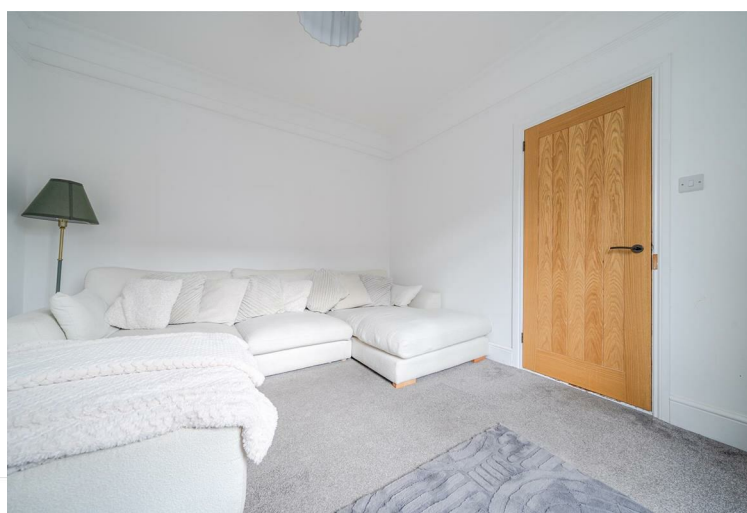
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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

### 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.



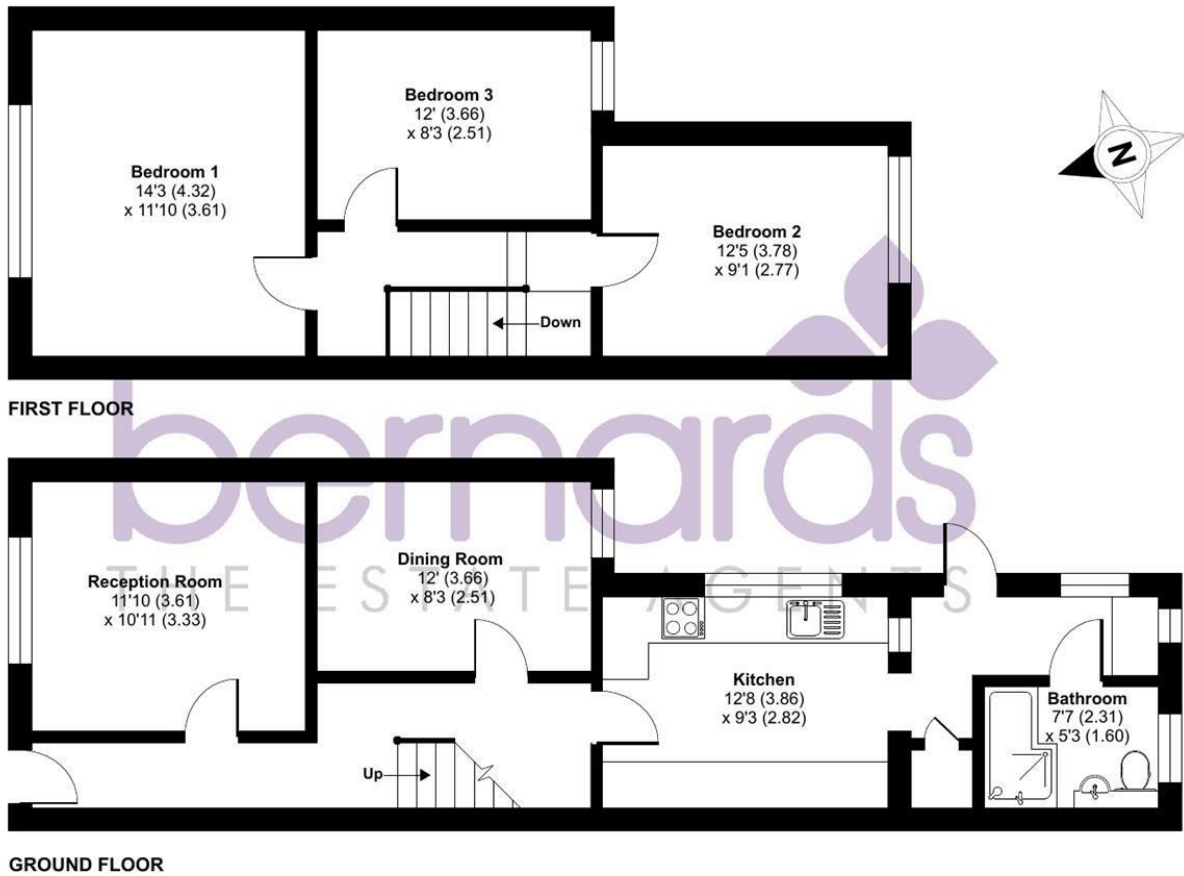
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



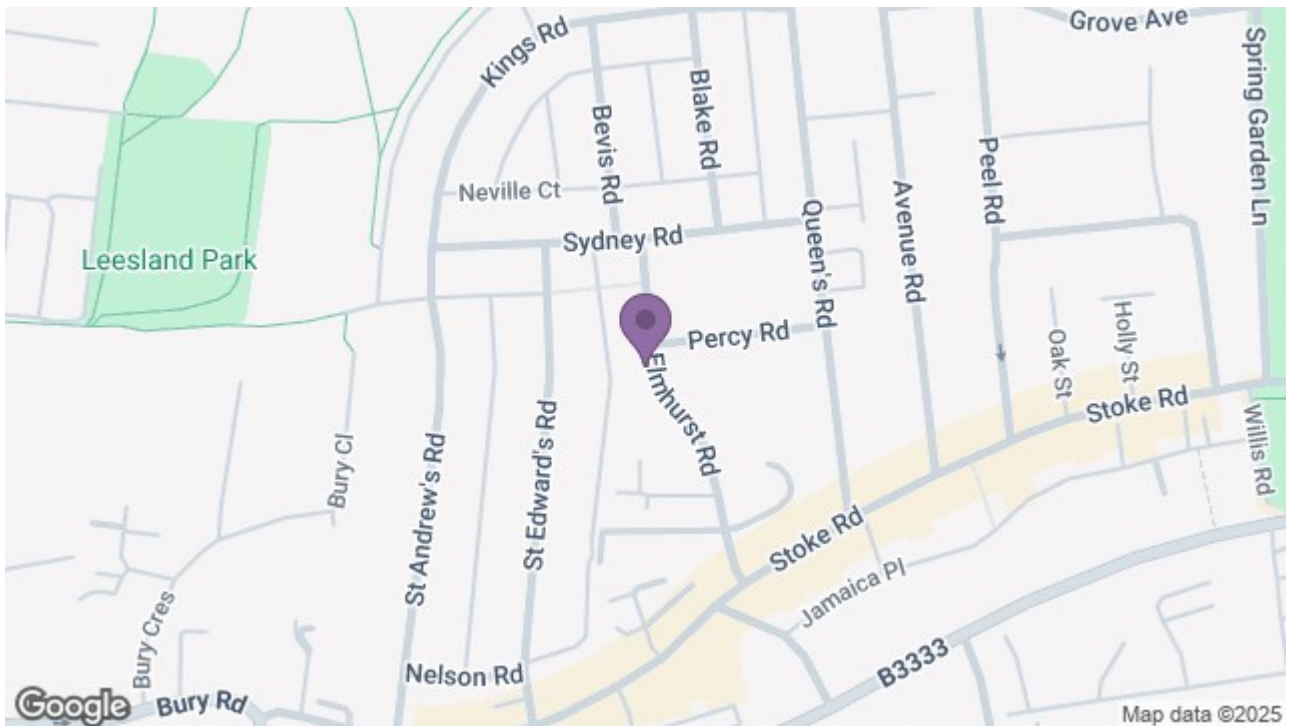
# Elmhurst Road, Gosport, PO12

Approximate Area = 1033 sq ft / 95.9 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1282968



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