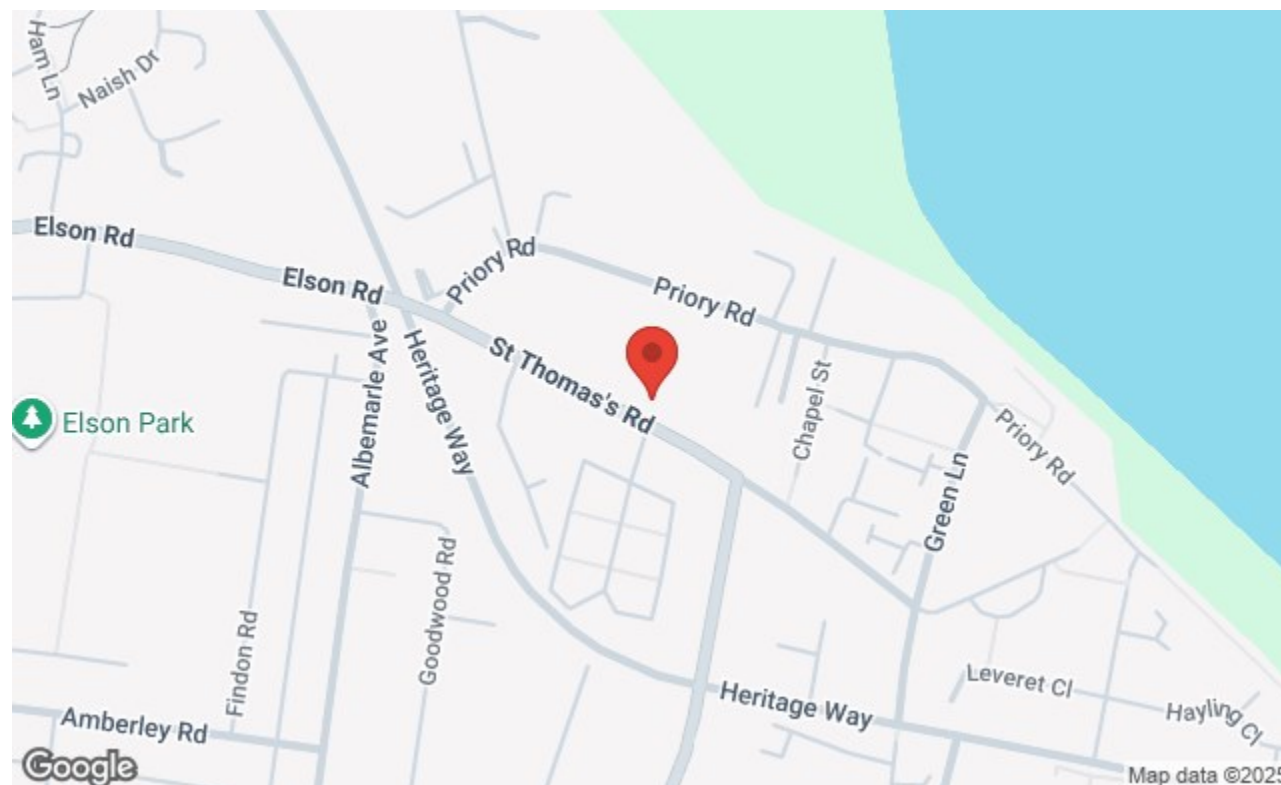


St. Thomas's Road, Gosport, PO12

Approximate Area = 1225 sq ft / 113.8 sq m
Garage = 365 sq ft / 33.9 sq m
Total = 1590 sq ft / 147.7 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: 1290169



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



Offers Over £330,000

St. Thomas's Road, Gosport PO12 4JX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ THREE GOOD SIZE BEDROOMS
- ❖ LARGE REAR GARDEN
- ❖ 19FT DETACHED GARAGE
- ❖ 27FT LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ LOG BURNER
- ❖ EN SUITE WC
- ❖ CLOSE TO THE HARDWAY FORESHORE

Bernards is pleased to present this charming extended three-bedroom detached house, situated on the sought-after St. Thomas's Road in the desirable Hardway area of Gosport. This delightful property boasts a range of appealing features, making it an ideal family home.

Upon entering, you will find a spacious lounge/diner that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The large fitted kitchen is well-equipped, offering ample space for culinary pursuits. Adjacent to the kitchen is a lovely conservatory, which floods the area with natural light and provides a serene space to enjoy the garden views. A conveniently located bathroom completes the ground floor.

As you ascend to the first floor, you will discover three generously sized bedrooms, each offering comfortable living spaces. The master bedroom

benefits from an en suite WC, adding an extra touch of convenience for the occupants.

The property is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year. Outside, the large mature rear garden is a true highlight, providing a peaceful retreat for outdoor activities and relaxation. Additionally, there is a substantial detached garage, offering ample storage or potential for a workshop.

The location is particularly advantageous, with the picturesque Hardway waterfront just a short walk away, as well as convenient bus routes for easy access to the surrounding areas. This property presents a wonderful opportunity for those seeking a spacious and well-appointed family home in a desirable neighbourhood. We invite you to arrange a viewing to fully appreciate all that this delightful house has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE PORCH

LOUNGE/DINER
27'9 x 14'2 (8.46m x 4.32m)

KITCHEN
22'5 x 8'3 (6.83m x 2.51m)

CONSERVATORY
10'2 x 9'10 (3.10m x 3.00m)

BATHROOM
9'11 x 6'11 (3.02m x 2.11m)

LANDING

BEDROOM ONE
10'3 x 8'6 (3.12m x 2.59m)

EN SUITE WC

BEDROOM TWO
14'1 x 11'11 (4.29m x 3.63m)

BEDROOM THREE
13'0 x 8'2 (3.96m x 2.49m)

OUTSIDE

ENCLOSED REAR GARDEN

DETACHED GARAGE
19'7 x 18'7 (5.97m x 5.66m)

SOLICITORS

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.

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.

REMOVALS

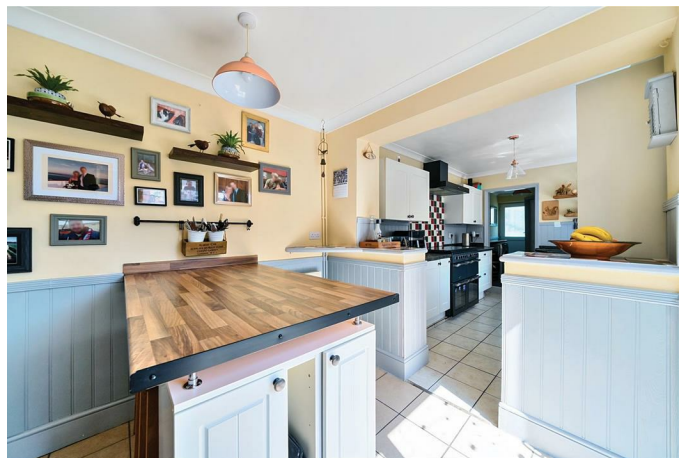
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

FREEHOLD / COUNCIL TAX BAND C



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		
EU Directive 2002/91/EC		
England & Wales		



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