



Elmhurst Road, Gosport, PO12

Approximate Area = 1429 sq ft / 132.7 sq m

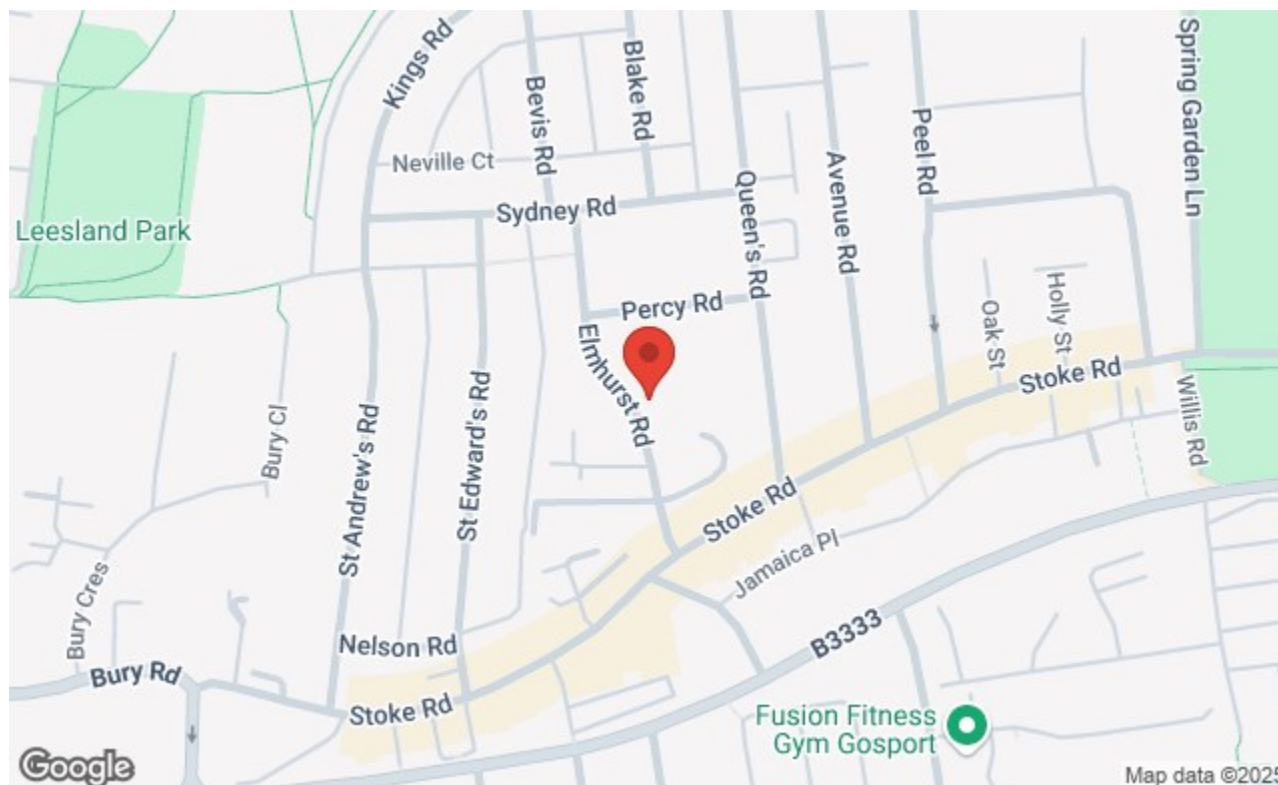
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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



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



Asking Price £460,000

Elmhurst Road, Gosport PO12 1PG

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI DETACHED HOUSE
- ❖ LIVING ROOM WITH BAY WINDOW
- ❖ OFFICE
- ❖ DOWNSTAIRS WC & SHOWER ROOM
- ❖ SPACIOUS KITCHEN/DINER
- ❖ GOOD SIZE GARDEN
- ❖ OFF ROAD PARKING
- ❖ TOWN CENTRE LOCATION
- ❖ CHARACTER FEATURES

Bernards is pleased to present this charming semi-detached house located on Elmhurst Road in the heart of Gosport. This spacious property, boasting 1,442 square feet, offers a delightful blend of character and modern living, making it an ideal family home.

Upon entering, you are welcomed by a generous entrance hall that leads to a well-appointed living room, complete with a working fireplace, perfect for cosy evenings. The ground floor also features a versatile office space, ideal for those who work from home, and a stylish kitchen/diner that overlooks the garden. The kitchen is enhanced by bi-fold doors, allowing for a seamless transition between indoor and outdoor living. Additionally, there is a separate utility room, a convenient downstairs WC, and a shower room, catering to the needs of a busy household.

The first floor comprises four spacious bedrooms,

providing ample space for family and guests alike. A family bathroom completes this level, ensuring comfort and convenience for all.

Outside, the property benefits from a front driveway that accommodates parking. The rear garden is a generous size, featuring a wood store and a garden shed, offering plenty of space for outdoor activities and relaxation.

With double glazing and gas central heating throughout, this home is both energy-efficient and comfortable. Situated in a desirable location, this semi-detached house is a wonderful opportunity for those seeking a spacious family home in Gosport. We invite you to view this property and discover its many appealing features for yourself.

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

12'11x12'2 (3.94mx3.71m)

OFFICE

10'4" x 9'0" (3.16 x 2.76)

KITCHEN/BREAKFAST ROOM

22'1" x 13'4" (6.75 x 4.08)

DOWNSTAIRS WC & SHOWER ROOM

6'1" x 5'10" (1.86 x 1.79)

UTILITY ROOM

8'7" x 6'7" (2.63 x 2.02)

LANDING

BEDROOM ONE

15'3" x 13'1" (4.67 x 4.01)

BEDROOM TWO

12'4" x 7'11" (3.76 x 2.42)

BEDROOM THREE

11'9" x 9'1" (3.59 x 2.77)

BEDROOM FOUR

10'2" x 9'2" (3.10 x 2.80)

BATHROOM

7'0" x 6'7" (2.15 x 2.01)

OUTSIDE

DRIVEWAY

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.

BERNARDS AND 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.

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		
EU Directive 2002/91/EC		
England & Wales		

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