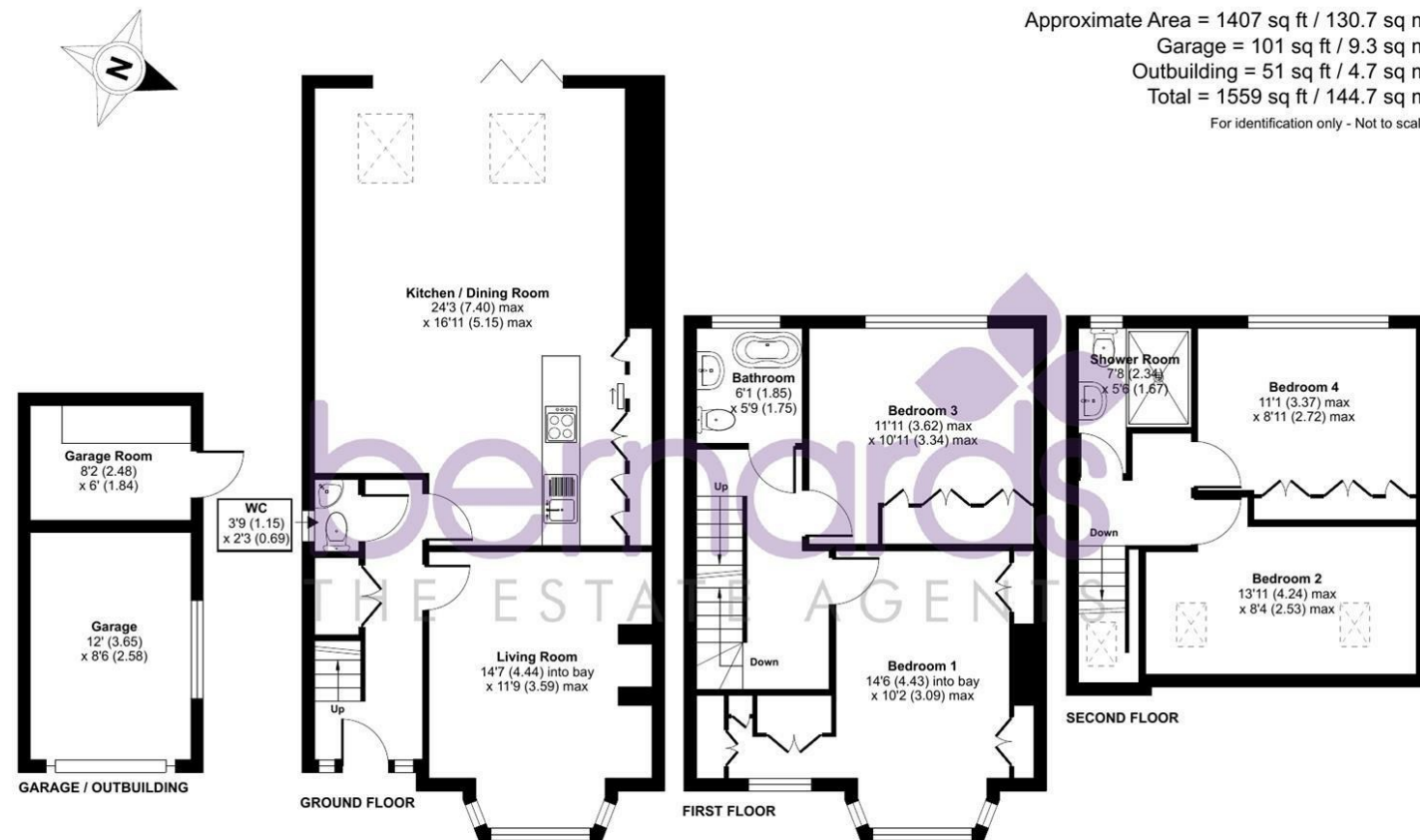
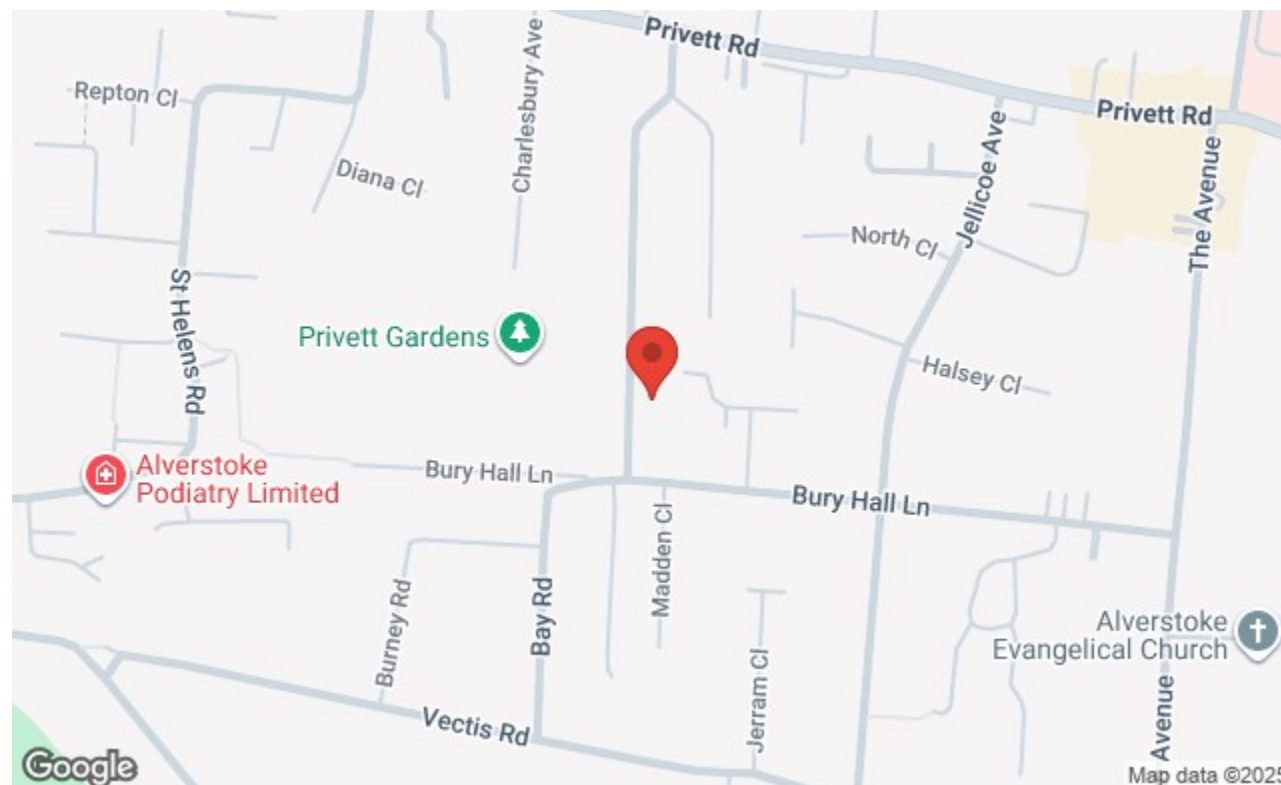


Oval Gardens, Gosport, PO12

Approximate Area = 1407 sq ft / 130.7 sq m
 Garage = 101 sq ft / 9.3 sq m
 Outbuilding = 51 sq ft / 4.7 sq m
 Total = 1559 sq ft / 144.7 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1314723



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



Offers Over £425,000

Oval Gardens, Gosport PO12 2RB

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HIGHLIGHTS

- VERY WELL PRESENTED
- EXTENDED SEMI DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS WC
- OFF ROAD PARKING
- CONVERTED GARAGE
- KITCHEN/DINER/FAMILY ROOM
- BAY HOUSE SCHOOL CATCHMENT
- ENCLOSED REAR GARDEN

Bernards is pleased to present this charming extended four-bedroom semi-detached house located in the desirable area of Oval Gardens, Gosport. This delightful property has been thoughtfully improved by the current owners, making it an ideal family home.

Upon entering, you will find a welcoming living room featuring a lovely bay window that allows natural light to flood the space. The ground floor also boasts a convenient downstairs WC and a fantastic fitted kitchen/diner, complete with a comfortable sitting area. The bi-fold doors seamlessly connect this space to the attractive enclosed garden, perfect for entertaining or enjoying a quiet afternoon outdoors.

The first floor comprises two spacious double bedrooms, both equipped with fitted wardrobes, alongside a modern bathroom that caters to the needs of the household. Ascending to the top

floor, you will discover an additional two double bedrooms, providing ample space for family or guests, as well as a well-appointed shower room.

Outside, the property features a delightful garden that is both private and inviting, along with a detached garage and garage room, offering additional storage or potential for a workshop.

Situated within the Bay House School catchment area, this home is conveniently located near Privett Park and the beautiful Stokes Bay beach, making it an excellent choice for families and those who enjoy outdoor activities. This property truly offers a wonderful blend of comfort, style, and practicality, making it a must-see for prospective buyers.

Call today to arrange a viewing
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PROPERTY INFORMATION

- ENTRANCE HALL
- DOWNSTAIRS WC
- LIVING ROOM
14'7 x 11'9 (4.45m x 3.58m)
- KITCHEN/DINING ROOM
24'3 x 16'11 (7.39m x 5.16m)
- FIRST FLOOR LANDING
- BEDROOM ONE
14'6 x 10'2 (4.42m x 3.10m)
- BEDROOM THREE
11'11 x 10'11 (3.63m x 3.33m)
- BATHROOM
6'1 x 5'9 (1.85m x 1.75m)
- SECOND FLOOR LANDING
- BEDROOM TWO
13'11 x 8'4 (4.24m x 2.54m)
- BEDROOM FOUR
11'1 x 8'11 (3.38m x 2.72m)
- SHOWER ROOM
7'8 x 5'6 (2.34m x 1.68m)
- OUTSIDE
- FRONT DRIVEWAY
- ENCLOSED REAR GARDEN

GARAGE
12 x 8'6 (3.66m x 2.59m)
Garage converted for secure motorcycle and bicycle storage

GARAGE ROOM
8'2 x 6 (2.49m x 1.83m)

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

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

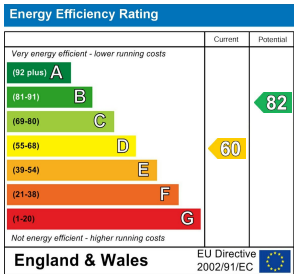
proceedability whenever we submit an offer. Thank you.

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.

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 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!



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