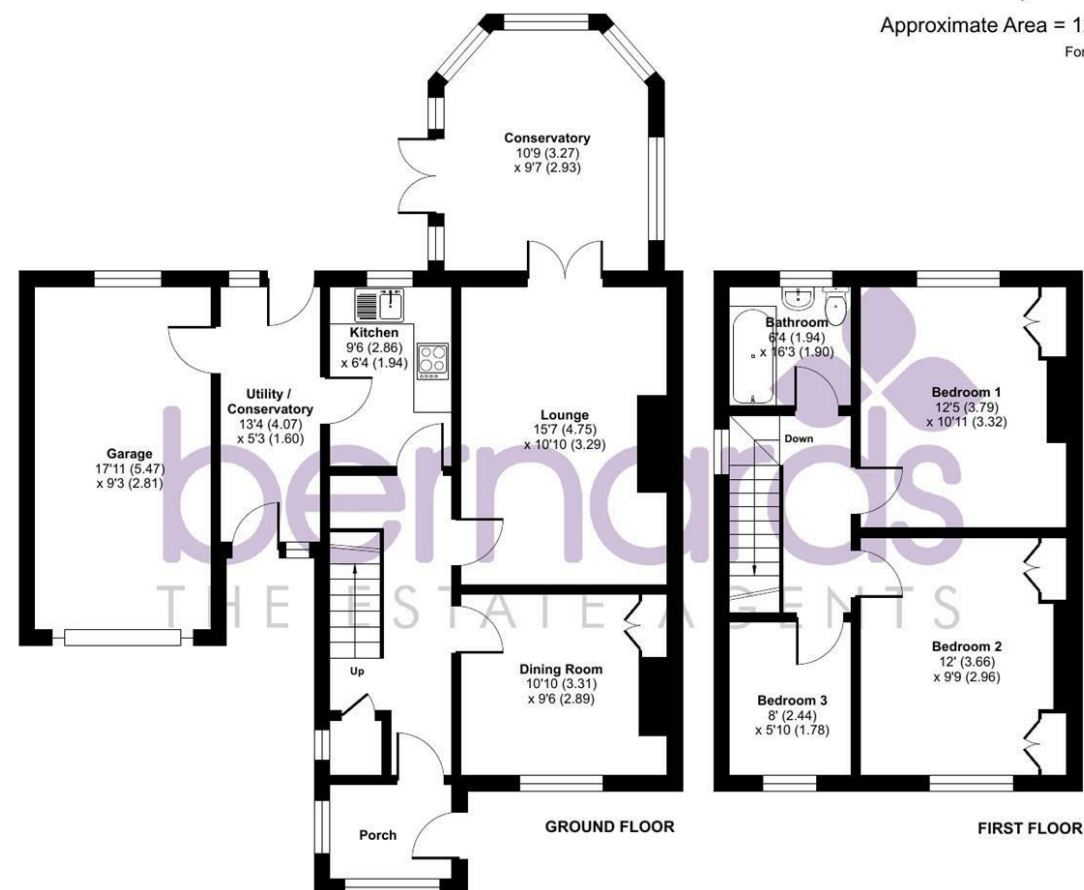
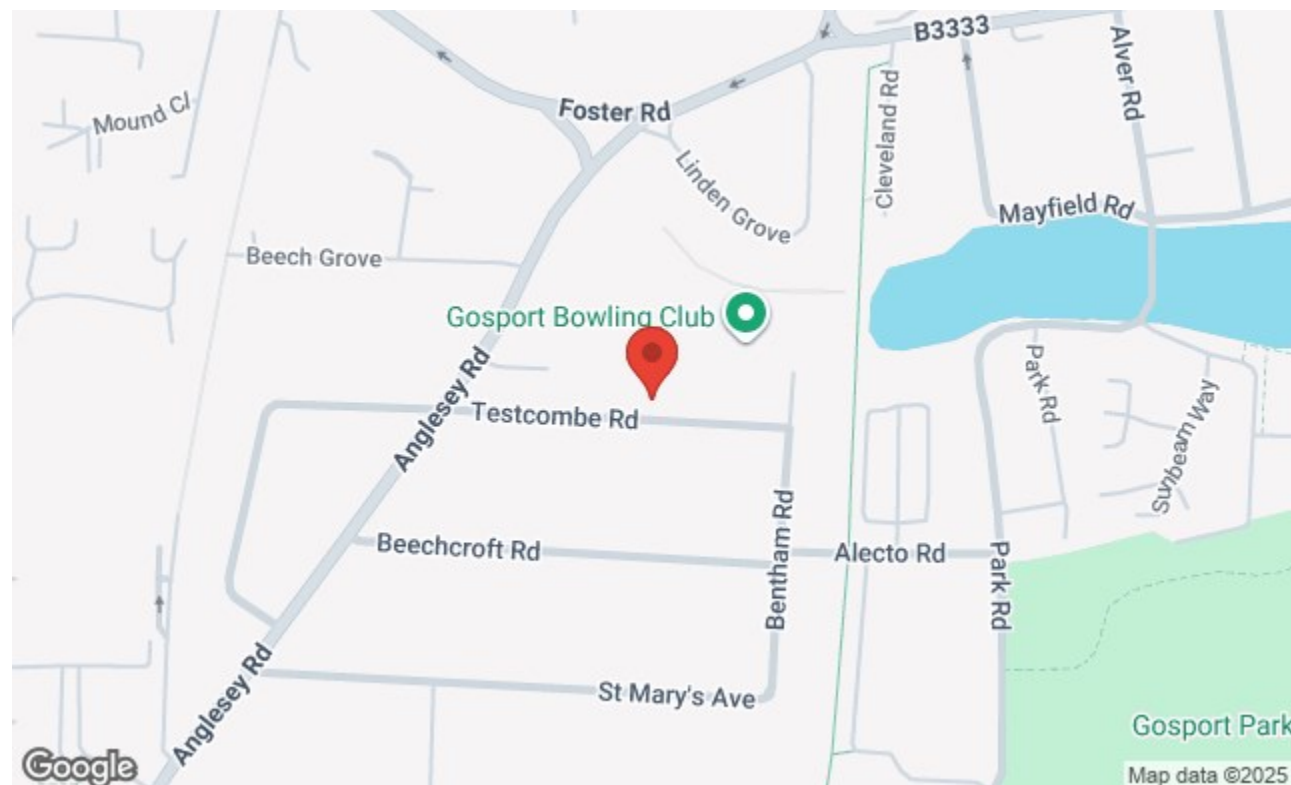


Testcombe Road, Gosport, PO12

Approximate Area = 1265 sq ft / 117.5 sq m
For identification only - Not to scale



This floor plan was constructed using measurements provided to ©richcom 2025 by a third party.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1317621



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



Offers Over £380,000

Testcombe Road, Gosport PO12 2EL

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HIGHLIGHTS

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- CONSERVATORY
- TWO RECEPTIONS
- LARGE REAR GARDEN
- DRIVEWAY & GARAGE
- NO ONWARD CHAIN
- ALVERSTOKE LOCATION
- BAY HOUSE SCHOOL CATCHMENT

Bernards is pleased to present this charming three-bedroom semi-detached house located on the sought-after Testcombe Road in the Alverstoke area of Gosport. Built in approx 1935, this property boasts a generous living space of 1,265 square feet, making it an ideal family home.

Upon entering, you will find a welcoming lounge that flows seamlessly into a separate dining room, perfect for entertaining guests or enjoying family meals. The ground floor also features a delightful conservatory, a well-equipped kitchen, and a convenient utility room, ensuring that all your needs are met. The property benefits from double glazing and gas central heating, providing comfort throughout the seasons.

Upstairs, you will discover three well-proportioned bedrooms, along with a family bathroom, offering ample space for relaxation and privacy. The exterior of the property is equally impressive, with a front driveway leading to a garage, providing off-road parking. The large rear garden presents an excellent opportunity for those looking to extend or create their own outdoor oasis.

Situated within the Bay House School catchment area and just a short distance from the picturesque Stokes Bay beach, this home is perfectly positioned for families and beach lovers alike. With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to view this delightful home in a prime location.

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



PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN

9'5 x 6'4 (2.87m x 1.93m)

LOUNGE

15'7 x 10'10 (4.75m x 3.30m)

DINING ROOM

10'10 x 9'6 (3.30m x 2.90m)

CONSERVATORY

10'9 x 9'7 (3.28m x 2.92m)

UTILITY ROOM

13'4 x 5'3 (4.06m x 1.60m)

LANDING

BEDROOM ONE

12'5 x 10'11 (3.78m x 3.33m)

BEDROOM TWO

12'0 x 9'9 (3.66m x 2.97m)

BEDROOM THREE

8'0 x 5'10 (2.44m x 1.78m)

BATHROOM

6'3 x 6'3 (1.91m x 1.91m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

GARAGE

17'11 x 9'3 (5.46m x 2.82m)

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!

AGENTS NOTE

Non standard construction.



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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