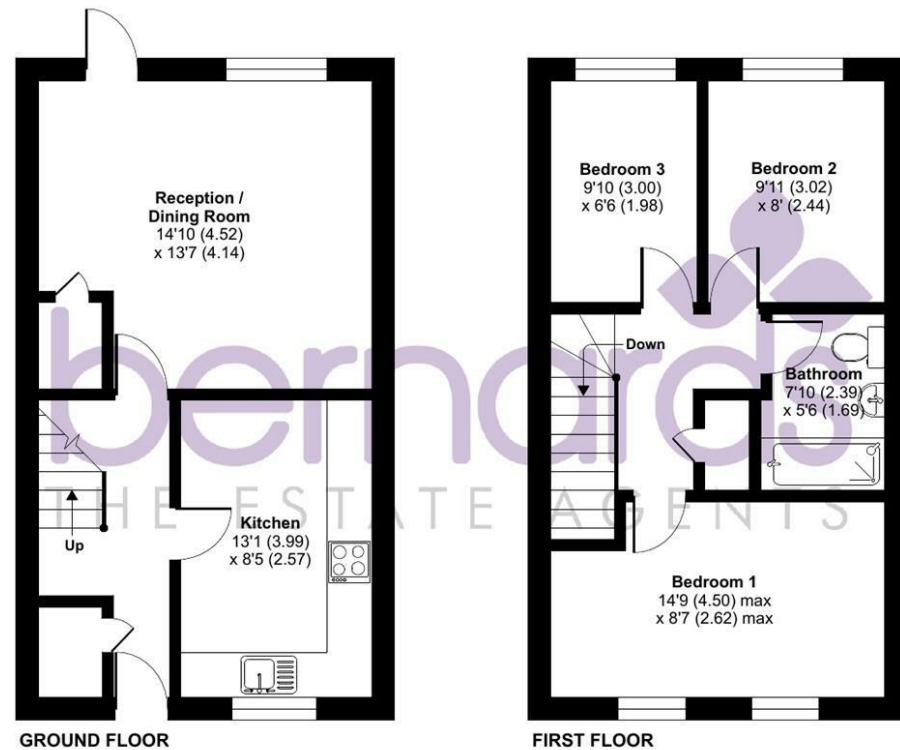


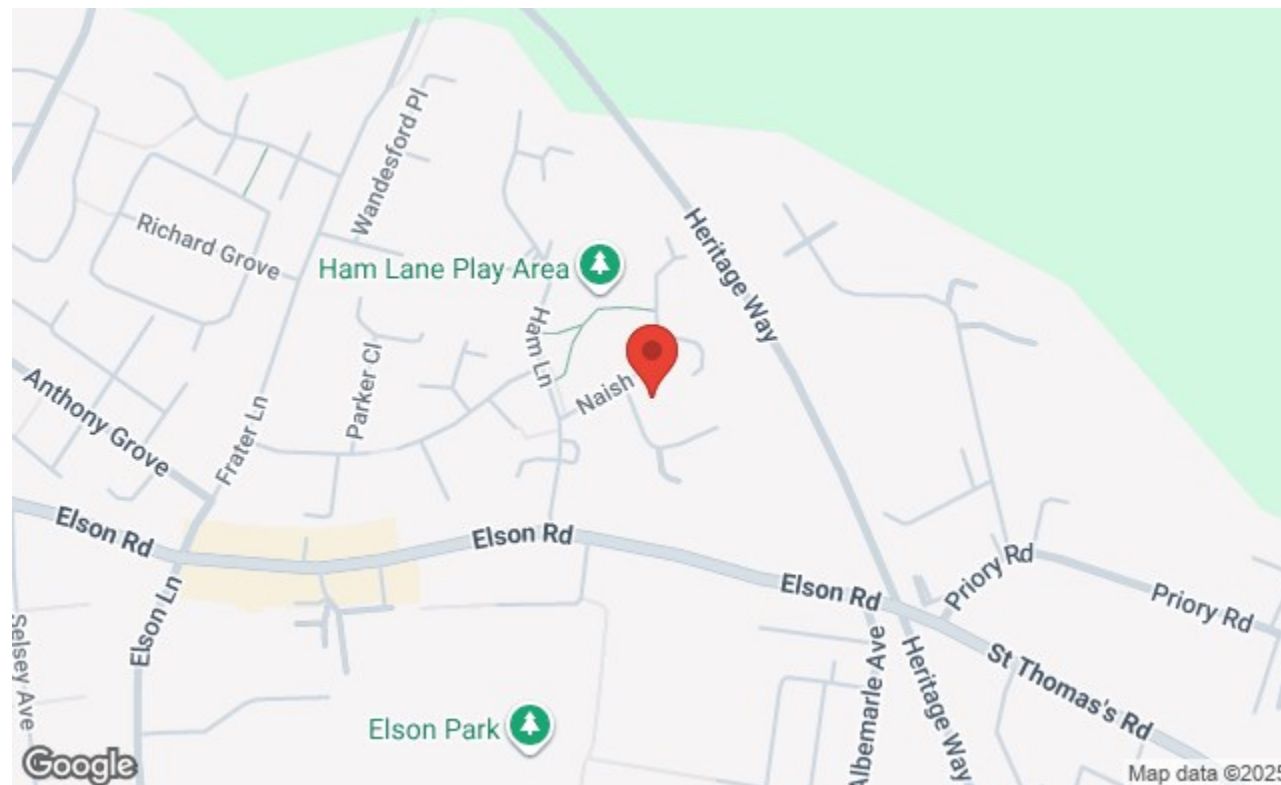


Chestnut Walk, Gosport, PO12

Approximate Area = 810 sq ft / 75.2 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: 1314906



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



Offers Over £260,000

Chestnut Walk, Gosport PO12 4BH

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACED HOUSE
- ❖ ALLOCATED PARKING
- ❖ THREE BEDROOMS
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ TWO ENCLOSED GARDENS
- ❖ POTENTIAL TO EXTEND
- ❖ CUL DE SAC
- ❖ GOOD SIZE KITCHEN
- ❖

Price Range £260,000 - £270,000 Two Separate Gardens & Parking!

Bernards is pleased to present this charming end-terrace house located on Chestnut Walk in the sought-after Elson area of Gosport. This property offers a comfortable living space of 847 square feet, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that leads to a well-sized kitchen, perfect for culinary enthusiasts. The spacious living room, which overlooks the rear garden, provides a lovely space for relaxation and entertaining. The abundance of natural light, enhanced by double glazing, creates a warm and inviting atmosphere throughout the home.

The first floor comprises three generously sized bedrooms, offering ample space for rest and personalisation. A well-appointed bathroom

completes this level, ensuring convenience for all residents.

One of the standout features of this property is the unique outdoor space. There are two enclosed gardens, one at the rear and another at the side, providing a wonderful opportunity for gardening, play, or simply enjoying the fresh air. Notably, there was previously approved planning permission for an extension, which has since lapsed, presenting potential for future development to suit your needs.

Situated in a quiet cul-de-sac, this home benefits from a peaceful environment while remaining close to local amenities and transport links. This property is a fantastic opportunity for those looking to settle in a desirable area of Gosport. Don't miss your chance to make this lovely house your new home.

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



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

13'1 x 8'5 (3.99m x 2.57m)

LIVING ROOM

14'10 x 13'7 (4.52m x 4.14m)

LANDING

BEDROOM ONE

14'9 x 8'7 (4.50m x 2.62m)

BEDROOM TWO

9'11 x 8'8 (3.02m x 2.64m)

BEDROOM THREE

9'10 x 6'6 (3.00m x 1.98m)

BATHROOM

7'10 x 5'6 (2.39m x 1.68m)

OUTSIDE

ENCLOSED REAR GARDEN

ENCLOSED SIDE GARDEN

ALLOCATED PARKING

SHED

7'3 x 5'1 (2.21m x 1.55m)

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.

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!

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.

FREEHOLD / COUNCIL TAX BAND C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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