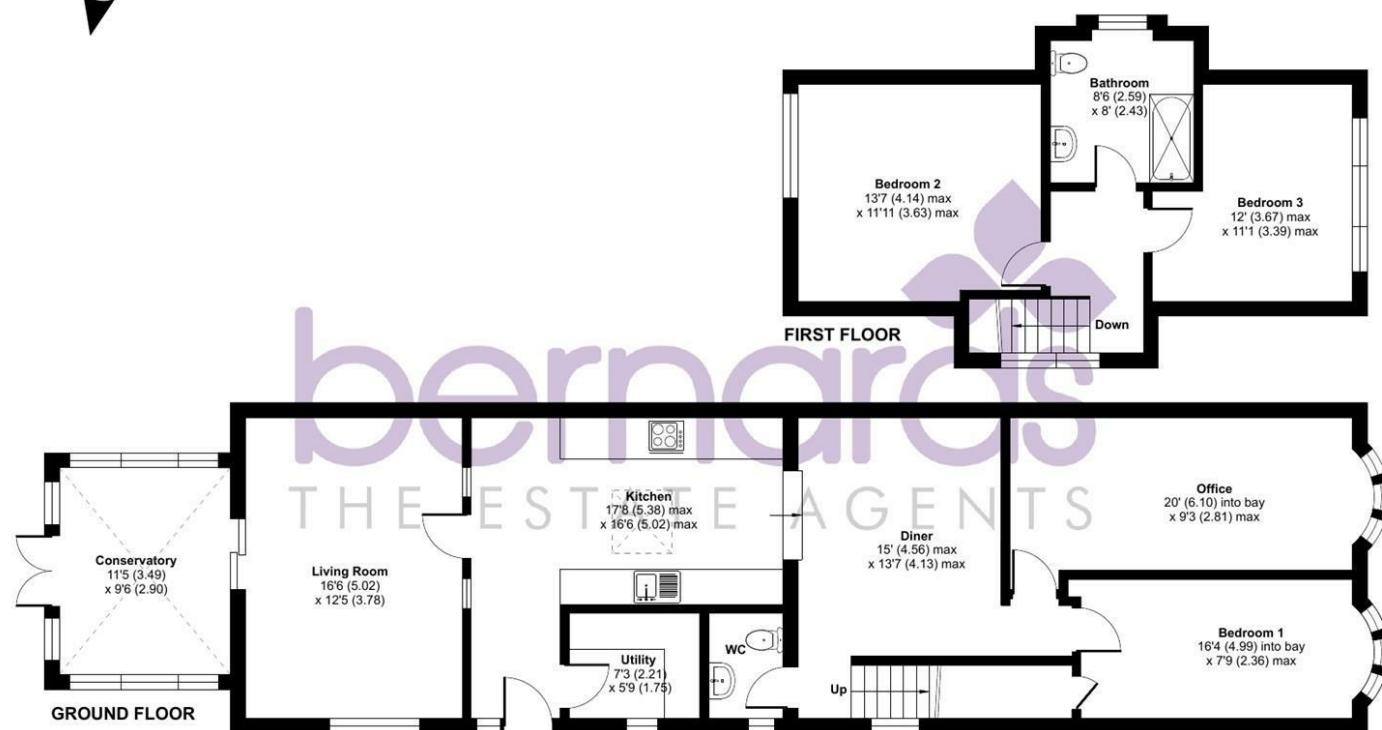




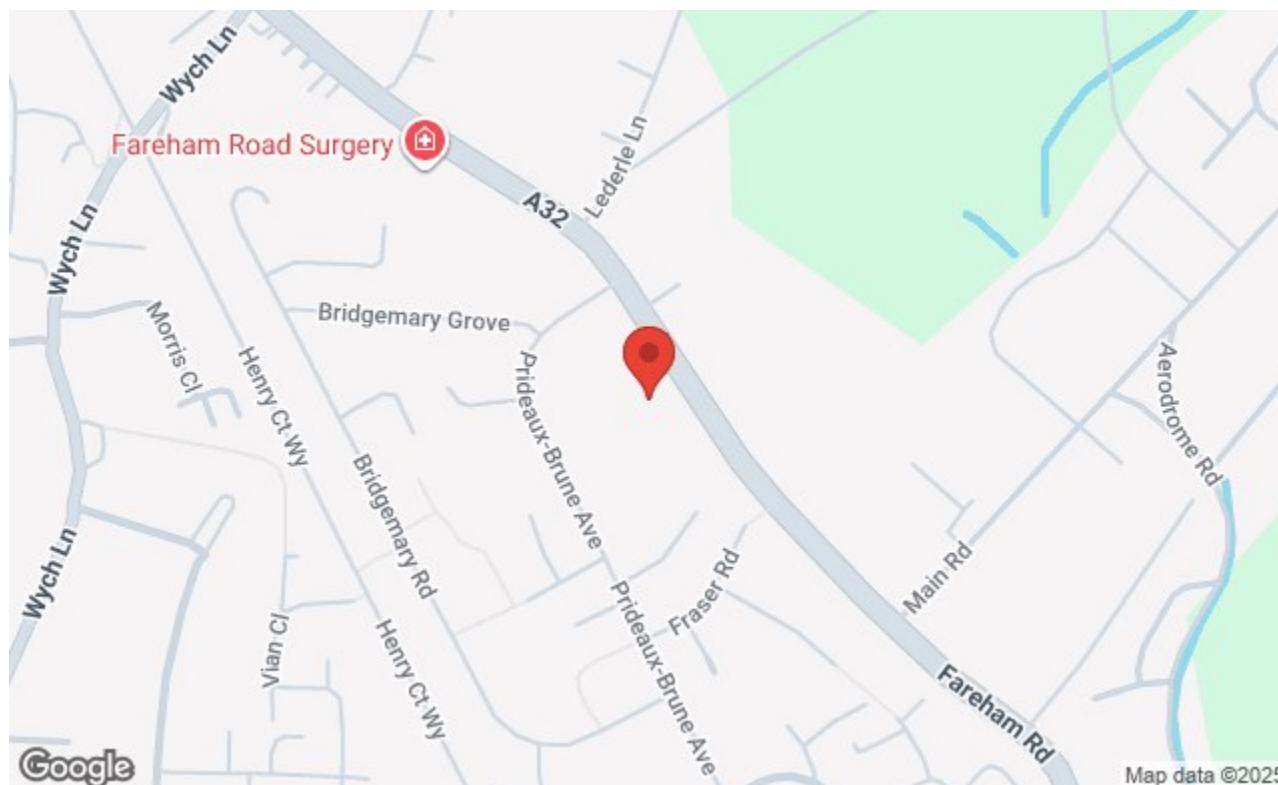
Fareham Road, Gosport, PO13

Approximate Area = 1576 sq ft / 146.4 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: 1319573



97 High Street, Gosport, PO12 1DS
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FOR SALE

Offers Over £375,000

Fareham Road, Gosport PO13 0AB

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4 2 1

HIGHLIGHTS

- ❖ DETACHED CHALET BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ GOOD SIZE LIVING ROOM
- ❖ CONSERVATORY
- ❖ DINING ROOM
- ❖ DOWNSTAIRS
- ❖ UTILITY ROOM
- ❖ DRIVEWAY FOR SEVERAL CARS
- ❖ OUTSKIRTS OF GOSPORT

Bernards is pleased to present this charming detached four-bedroom chalet bungalow, ideally situated on the borders of Fareham in the desirable area of Gosport. This delightful property offers a perfect blend of comfort and convenience, making it an excellent choice for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming living room that provides a warm and inviting atmosphere. The spacious kitchen/diner is perfect for family meals and entertaining, while the separate utility room adds practicality to daily living. The ground floor features two generously sized double bedrooms, along with a convenient downstairs WC, ensuring ample space for family and guests alike.

Venturing upstairs, you will discover an additional two double bedrooms, both offering a serene space for relaxation. A well-appointed bathroom

completes the upper level, providing all the necessary amenities for modern living.

The property benefits from double glazing and gas central heating, with a combi boiler installed approximately 18 months ago, ensuring energy efficiency and comfort throughout the seasons.

Outside, the bungalow boasts a good-sized private garden, perfect for enjoying the outdoors, gardening, or entertaining friends and family. The front of the property features a driveway that provides off-road parking, along with the added benefit of an electric car charging point, catering to the needs of modern living.

This delightful bungalow on Fareham Road is a rare find, combining spacious living with a convenient location. We invite you to view this property and discover the potential it holds for your future home.

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



PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
- KITCHEN**
17'8 x 16'6 (5.38m x 5.03m)
- UTILITY ROOM**
7'3 x 5'9 (2.21m x 1.75m)
- DINING ROOM**
15 x 13'7 (4.57m x 4.14m)
- LIVING ROOM**
16'6 x 12'5 (5.03m x 3.78m)
- CONSERVATORY**
11'5 x 9'6 (3.48m x 2.90m)
- BEDROOM ONE**
16'4 x 7'9 (4.98m x 2.36m)
- BEDROOM FOUR/OFFICE**
20 x 9'3 (6.10m x 2.82m)
- LANDING**
- BEDROOM TWO**
13'7 x 11'11 (4.14m x 3.63m)
- BEDROOM THREE**
12 x 11'1 (3.66m x 3.38m)
- BATHROOM**
8'6 x 8 (2.59m x 2.44m)
- OUTSIDE**

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

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.

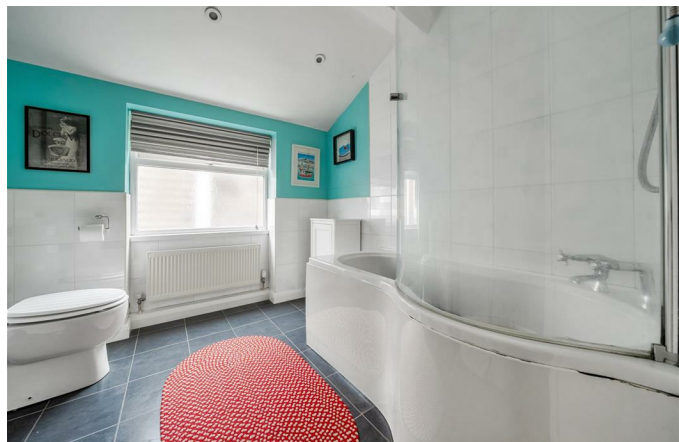
REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

FREEHOLD / COUNCIL TAX BAND D



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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