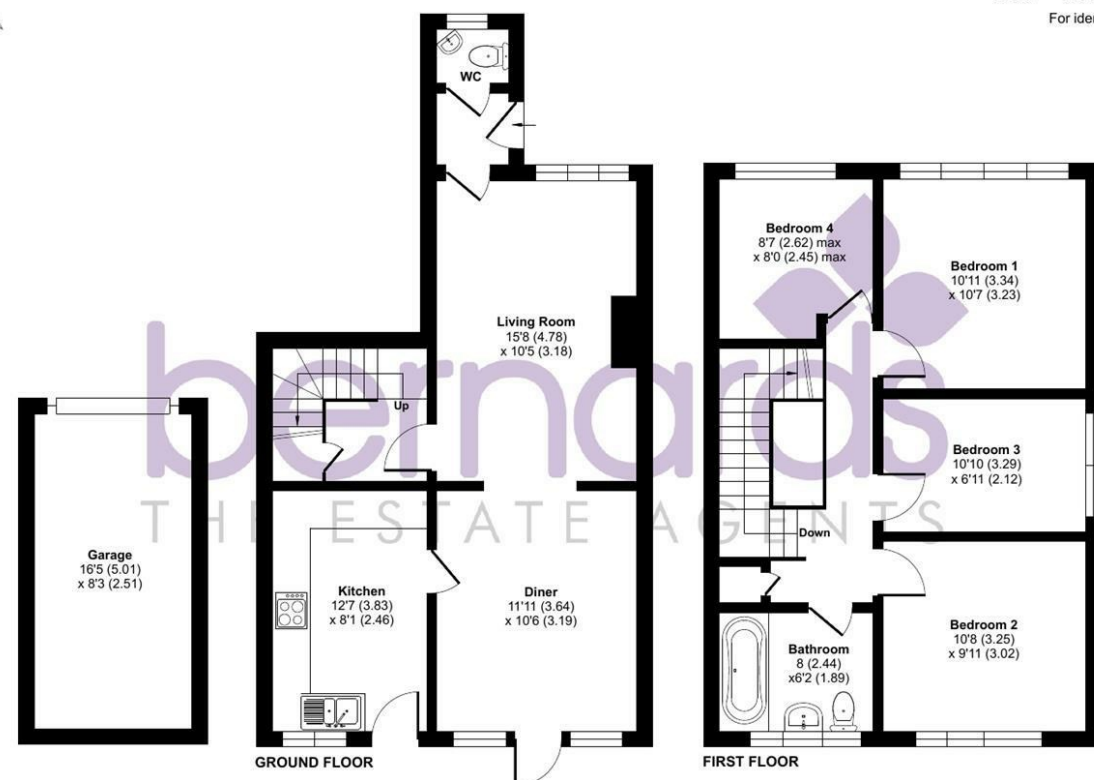




Fairthorne Gardens, Gosport, PO12

Approximate Area = 1053 sq ft / 97.8 sq m
Garage = 135 sq ft / 12.5 sq m
Total = 1188 sq ft / 110.3 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: 1353087



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



Offers Over £375,000

Fairthorne Gardens, Gosport PO12 3PU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Four Bedroom Semi-Detached House
- ❖ Quiet cul-de-sac location
- ❖ Bay House School catchment area
- ❖ Double glazing and gas central heating
- ❖ Spacious living room with separate dining room
- ❖ Downstairs WC
- ❖ Double driveway
- ❖ Garage with light and power
- ❖ Enclosed rear and side gardens

****Price Guide £385,000 - £395,000****

Bernards are delighted to offer for sale this well-presented four-bedroom semi-detached house, located in a quiet cul-de-sac in Gosport. Ideally positioned close to Gosport town centre, the property also falls within the highly sought-after Bay House School catchment area, making it an excellent choice for families.

The property benefits from double glazing and gas central heating. On the ground floor, there is a welcoming entrance hall leading to a spacious living room, a separate dining room, a fitted kitchen, and a convenient downstairs WC. The layout is well-suited to modern family living, offering both flexibility and space.

Upstairs, there are four good-sized bedrooms and a spacious family bathroom, providing ample accommodation for growing families or those needing additional work-from-home space.

Outside, the home boasts a double driveway providing off-road parking and access to a garage with light and power. The property also enjoys enclosed rear and side gardens, ideal for outdoor entertaining, children's play, or gardening enthusiasts.

This is a fantastic opportunity to acquire a well-maintained family home in a desirable location, and early viewing is strongly recommended.

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



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

15'8 x 10'5 (4.78m x 3.18m)

DINING ROOM

11'11 x 10'6 (3.63m x 3.20m)

KITCHEN

12'7 x 8'1 (3.84m x 2.46m)

LANDING

BEDROOM ONE

10'11 x 10'7 (3.33m x 3.23m)

BEDROOM TWO

10'8 x 9'11 (3.25m x 3.02m)

BEDROOM THREE

10'10 x 6'11 (3.30m x 2.11m)

BEDROOM FOUR

8'7 x 8'0 (2.62m x 2.44m)

BATHROOM

8 x 6'2 (2.44m x 1.88m)

OUTSIDE

FRONT DRIVEWAY

GARAGE

16'5 x 8'3 (5.00m x 2.51m)

ENCLOSED REAR GARDEN

FREEHOLD / COUNCIL TAX BAND D

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.

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.

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.

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!



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		
England & Wales	63	81
EU Directive 2002/91/EC		



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