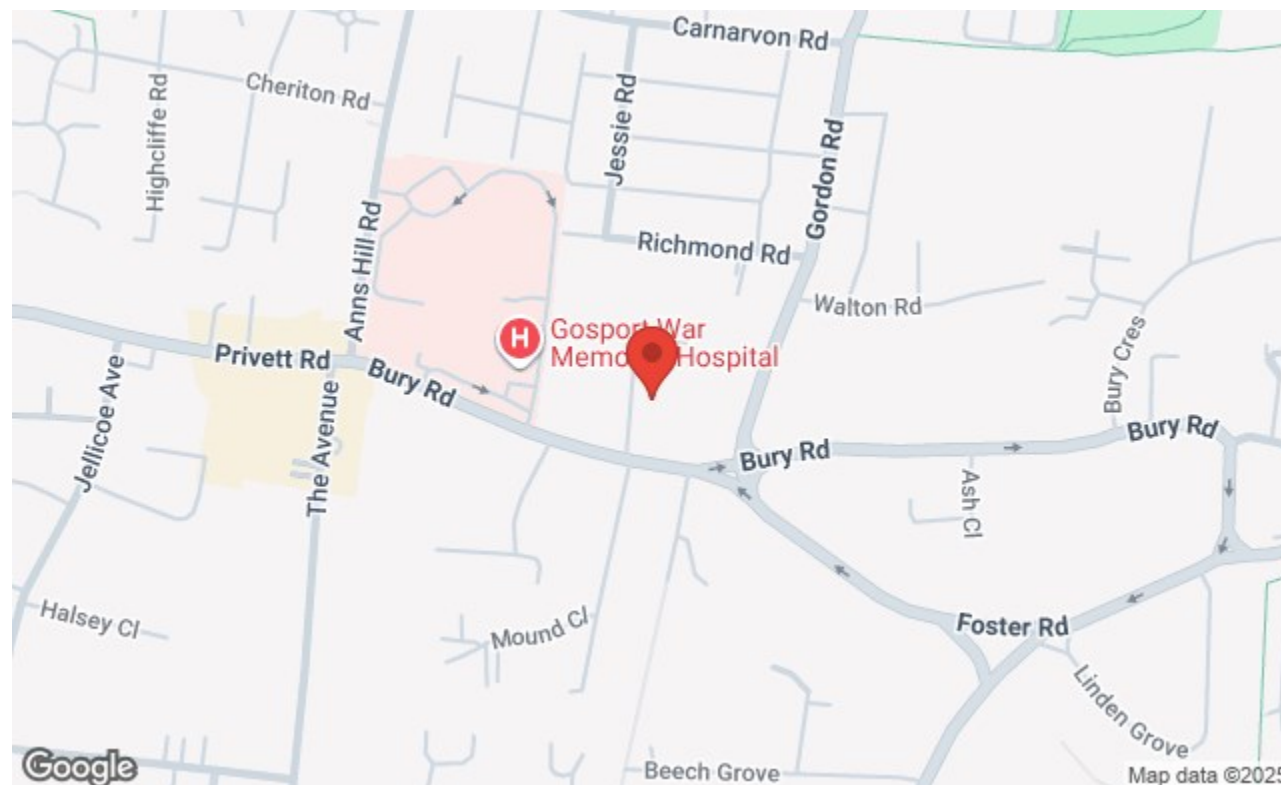


## Fairthorne Gardens, Gosport, PO12

Approximate Area = 1139 sq ft / 105.8 sq m  
Garage = 306 sq ft / 28.4 sq m  
Total = 1445 sq ft / 134.2 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: 1361740



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



Offers Over £400,000

Fairthorne Gardens, Gosport PO12 3PU

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## HIGHLIGHTS

- Very well-presented four-bedroom semi-detached house
- Significantly improved by the current owners
- Double glazing and triple glazing
- Driveway replaced and extended around 2 years ago
- Landscaped rear garden
- Downstairs WC
- Garage to the side with light, power, and plumbing
- Modern fitted kitchen (installed 3 years ago)
- Separate utility room

Bernards are delighted to offer for sale this very well-presented four-bedroom semi-detached house, tucked away in a quiet cul-de-sac. The property has been significantly improved by the current owners and benefits from double and triple glazing, with some windows replaced approximately three years ago, as well as gas central heating provided by a combi boiler, installed around six years ago and serviced annually.

Externally, the driveway was replaced and extended two years ago, alongside the addition of a brand-new garage to the side of the house, complete with light, power, and plumbing. The rear garden was landscaped around the same time and now features low-maintenance artificial grass.

Inside, the ground floor offers a welcoming entrance with a downstairs WC, a useful

study/office space, a spacious living room, and a separate dining room with French doors opening onto the garden. The modern fitted kitchen, installed approximately three years ago, also provides access to the garden and is complemented by a separate utility room.

Upstairs, there are four well-proportioned bedrooms and a modern family bathroom, which includes a separate shower cubicle fitted around two years ago. The property also benefits from a boarded loft, which houses the combi boiler.

Perfectly positioned close to local bus routes and within the sought-after Bay House School catchment area, this property offers an ideal family home in a highly desirable location.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**ENTRANCE HALL**  
**DOWNSTAIRS WC**  
**LIVING ROOM**  
15'9 x 10'6 (4.80m x 3.20m)  
**DINING ROOM**  
11'11 x 10'6 (3.63m x 3.20m)  
**STUDY**  
10'5 x 7'3 (3.18m x 2.21m)  
**KITCHEN**  
11'11 x 8 (3.63m x 2.44m)  
**UTILITY ROOM**  
8'2 x 6'2 (2.49m x 1.88m)  
**LANDING**  
**BEDROOM ONE**  
10'10 x 10'6 (3.30m x 3.20m)  
**BEDROOM TWO**  
10'6 x 10'2 (3.20m x 3.10m)  
**BEDROOM THREE**  
10'7 x 7'3 (3.23m x 2.21m)  
**BEDROOM FOUR**  
8'11 x 8'2 (2.72m x 2.49m)  
**OUTSIDE**  
**ENCLOSED REAR GARDEN**  
**DRIVEWAY**  
**GARAGE**  
21'2 x 12'2 (6.45m x 3.71m)  
**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.

**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!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>70</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		



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