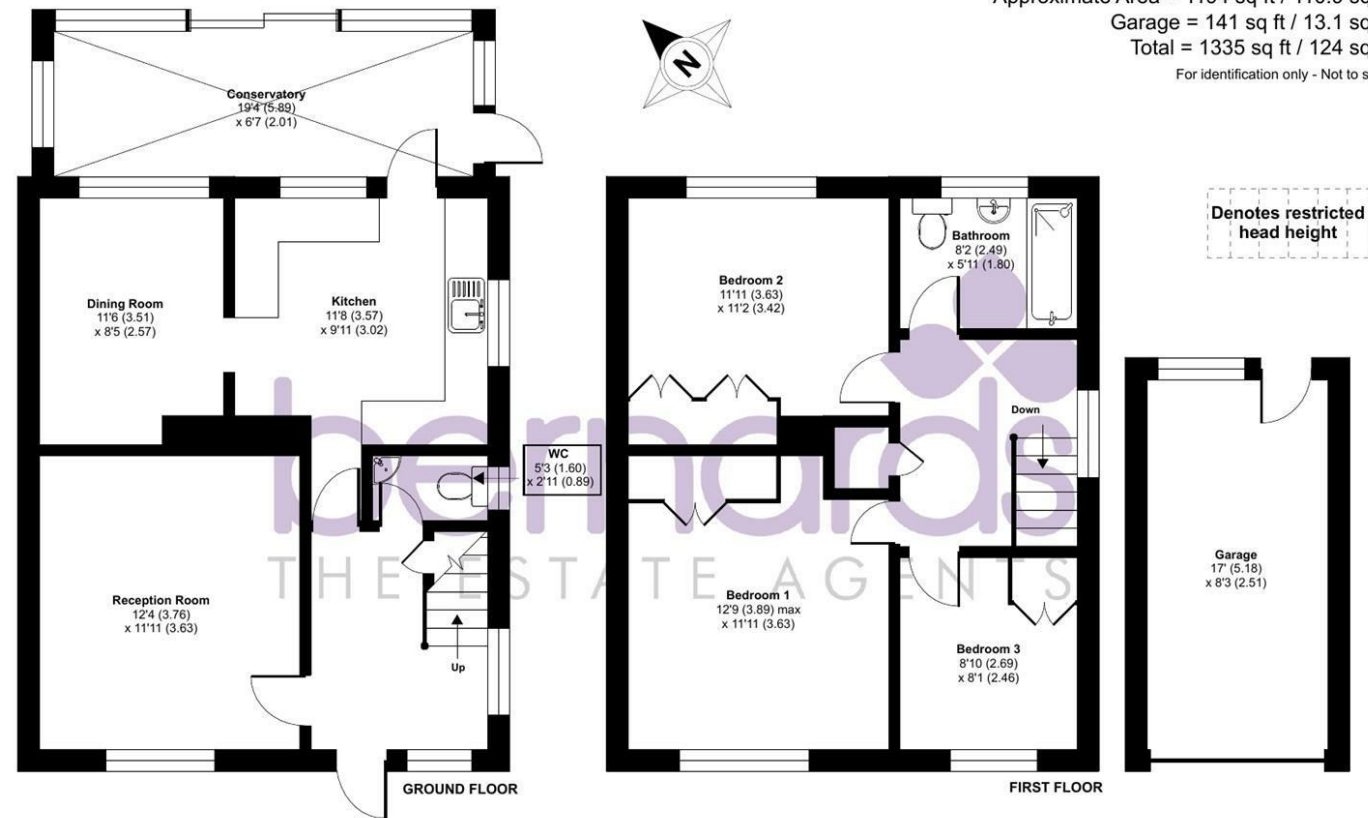


## Privett Road, Gosport, PO12

Approximate Area = 1194 sq ft / 110.9 sq m  
Garage = 141 sq ft / 13.1 sq m  
Total = 1335 sq ft / 124 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: 1394548



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



Offers Over £275,000

Privett Road, Gosport PO12 3SY

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## HIGHLIGHTS

- Three-bedroom semi-detached house
- Two reception rooms
- Parking in front of the garage
- No onward chain, ideal for a quick and simple purchase
- Close to local amenities
- Good-sized rear garden
- Requires modernisation
- Located in the Privett area of Alverstoke

Bernards is delighted to offer for sale this three-bedroom semi-detached house, located in the sought-after Privett area of Alverstoke, Gosport.

This property offers great potential for anyone looking to modernise and put their own stamp on their new family home. Internally, the ground floor features two reception rooms, a kitchen, conservatory, and a downstairs WC.

Upstairs, there are three bedrooms and a family bathroom.

Externally, the property benefits from a good-sized rear garden with direct access to the garage, which has parking in front.

The location is ideal, being close to a parade of shops, bus routes, Privett Park, Gosport Borough Football Club, and Stokes Bay beach. Additionally, it falls within the catchment area for Bay House School.

For buyers in a hurry or seeking a simple purchase, the property is offered with no onward chain.

Call today to arrange a viewing

02392 004660

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# PROPERTY INFORMATION

**ENTRANCE HALL**  
**DOWNSTAIRS WC**  
5'3 x 2'11 (1.60m x 0.89m)

**LIVING ROOM**  
12'4 x 11'11 (3.76m x 3.63m)

**DINING ROOM**  
11'6 x 8'5 (3.51m x 2.57m)

**KITCHEN**  
11'8 x 9'11 (3.56m x 3.02m)

**CONSERVATORY**  
19'4 x 6'7 (5.89m x 2.01m)

**LANDING**

**BEDROOM ONE**  
12'9 x 11'11 (3.89m x 3.63m)

**BEDROOM TWO**  
11'11 x 11'2 (3.63m x 3.40m)

**BEDROOM THREE**  
8'10 x 8'1 (2.69m x 2.46m)

**BATHROOM**  
8'2 x 5'11 (2.49m x 1.80m)

**OUTSIDE**  
**ENCLOSED REAR GARDEN**  
**DRIVEWAY**  
**GARAGE**  
17'0 x 8'3 (5.18m x 2.51m)

**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) 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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