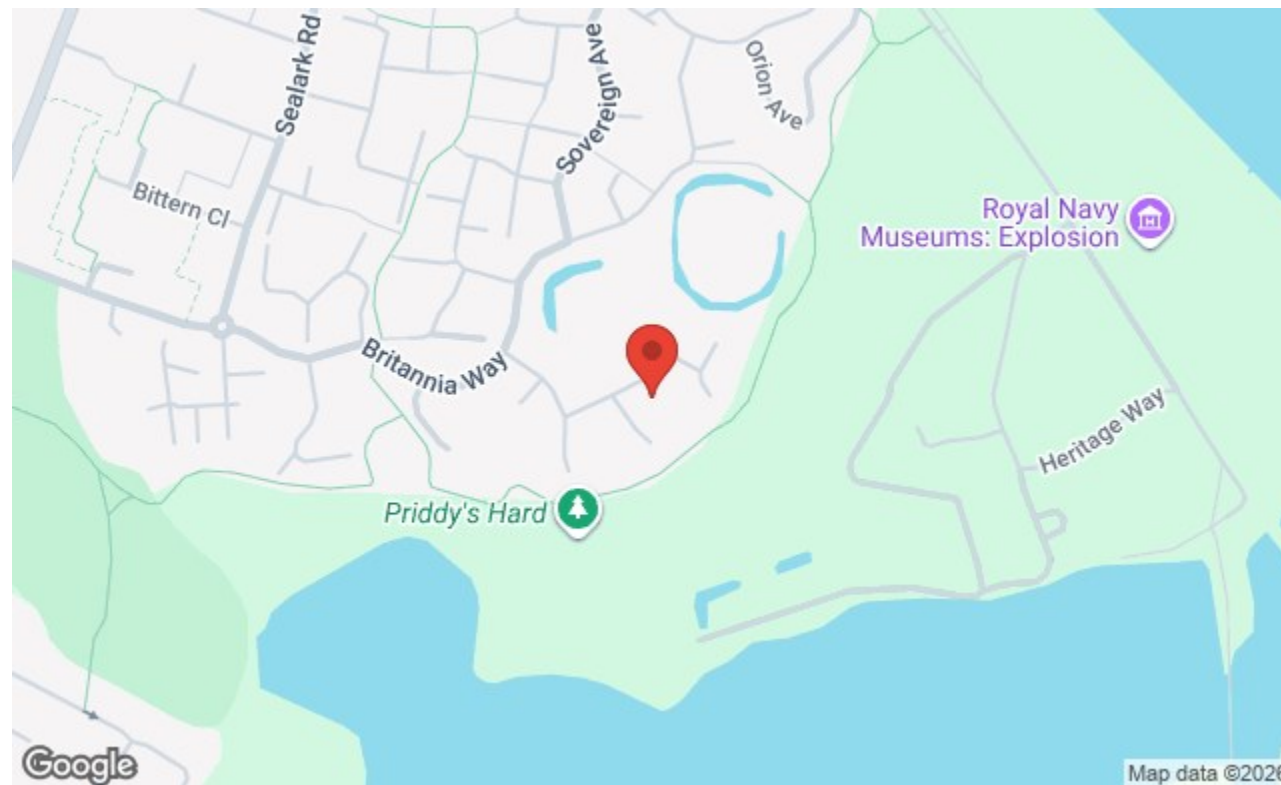


Grafton Close, Gosport, PO12

Approximate Area = 1217 sq ft / 113 sq m
Garage = 343 sq ft / 31.8 sq m
Total = 1560 sq ft / 144.8 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1469172



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



Asking Price £485,000

Grafton Close, Gosport PO12 4GD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Modern Four Bedroom Detached Family Home
- Popular Priddy's Hard Location
- No Onward Chain
- Refitted Modern Kitchen
- Separate Utility Room
- Spacious Living Room & Separate Dining Room
- Two En-Suite Bedrooms
- Double Length Garage With Light & Power
- Close To Hardway Waterfront, Shops & Schools

Bernards Estate Agents are delighted to offer for sale this modern four-bedroom detached family home, situated in the popular Priddy's Hard area of Gosport, close to the Hardway waterfront, local shops, and well-regarded schools.

Offered with no onward chain, this spacious property benefits from double glazing and gas central heating throughout, making it an ideal family home ready for its next owners to move straight into. All furniture within the property can remain if desired or be removed prior to completion, offering flexibility for prospective purchasers.

The ground floor accommodation comprises a welcoming entrance hall, convenient downstairs WC, a spacious living room, separate dining room, and a beautifully refitted modern kitchen complemented by a separate utility room, providing excellent practicality for family living.

Upstairs, there are four well-proportioned bedrooms, with two benefiting from en-suite facilities, alongside an additional family bathroom serving the remaining bedrooms.

Externally, the property offers a front driveway providing off-road parking and leading to a double-length garage with light and power connected, ideal for storage, a workshop, or additional parking. To the rear is a fully enclosed garden offering a private and secure outdoor space.

Properties within this highly sought-after location are always in demand, and early viewing is strongly recommended to appreciate the space and accommodation on offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL DOWNSTAIRS WC

STUDY
8'1 x 7'5 (2.46m x 2.26m)

KITCHEN
12'0 x 7'10 (3.66m x 2.39m)

UTILITY ROOM
7'10 x 5'7 (2.39m x 1.70m)

LIVING ROOM
18'7 x 10'6 (5.66m x 3.20m)

DINING ROOM
11'5 x 8'7 (3.48m x 2.62m)

LANDING

BEDROOM ONE
15'0 x 8'10 (4.57m x 2.69m)

EN SUITE
5'9 x 5'4 (1.75m x 1.63m)

BEDROOM TWO
10'11 x 8'9 (3.33m x 2.67m)

EN SUITE
6'7 x 4'7 (2.01m x 1.40m)

BEDROOM THREE
10'8 x 8'2 (3.25m x 2.49m)

BEDROOM FOUR
9'10 x 8'0 (3.00m x 2.44m)

BATHROOM
8'4 x 5'0 (2.54m x 1.52m)

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY

DOUBLE LENGTH GARAGE
36'1 x 9'6 (11.00m x 2.90m)

FREEHOLD / COUNCIL TAX BAND F

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

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

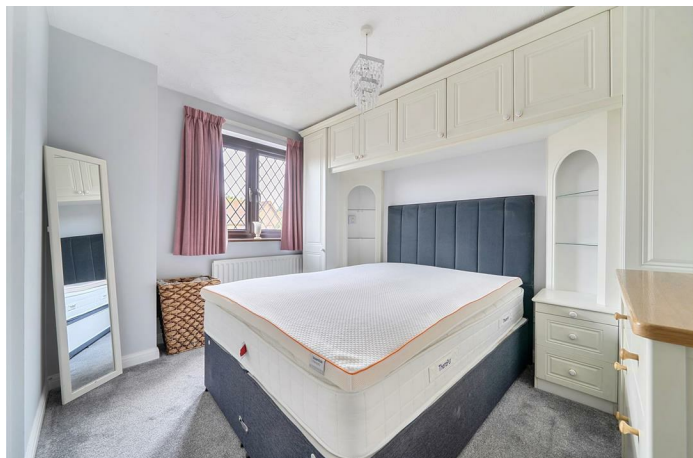
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

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.



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	74	78
England & Wales		



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