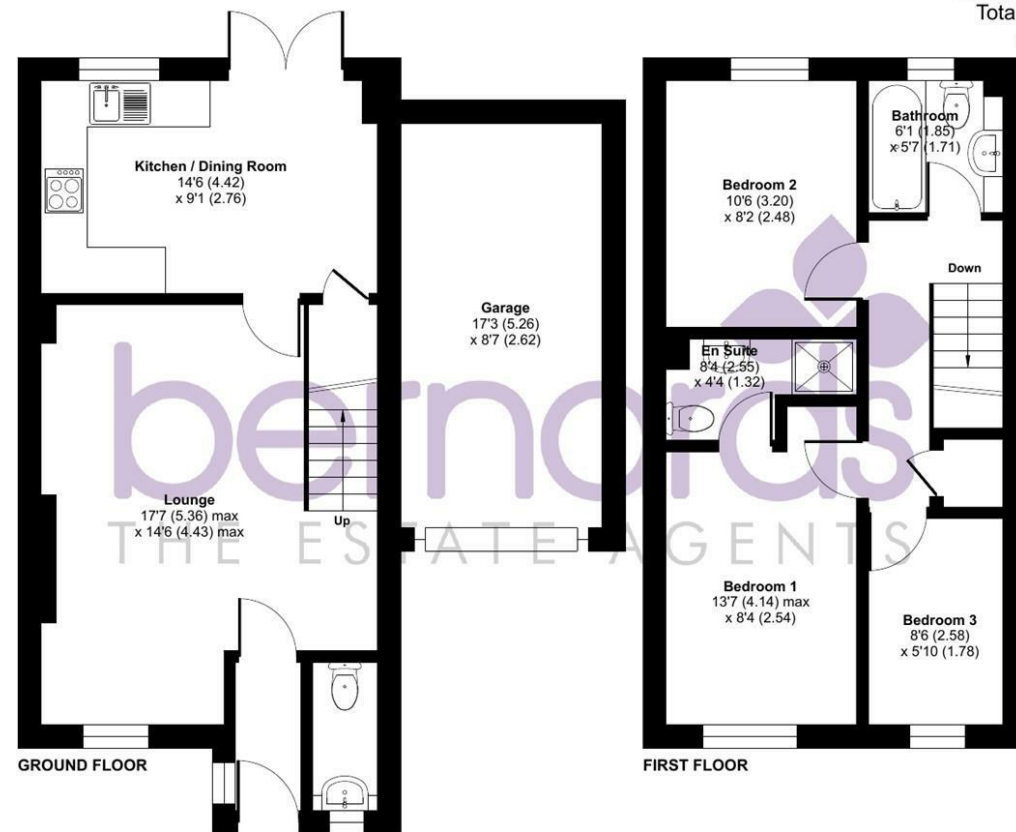


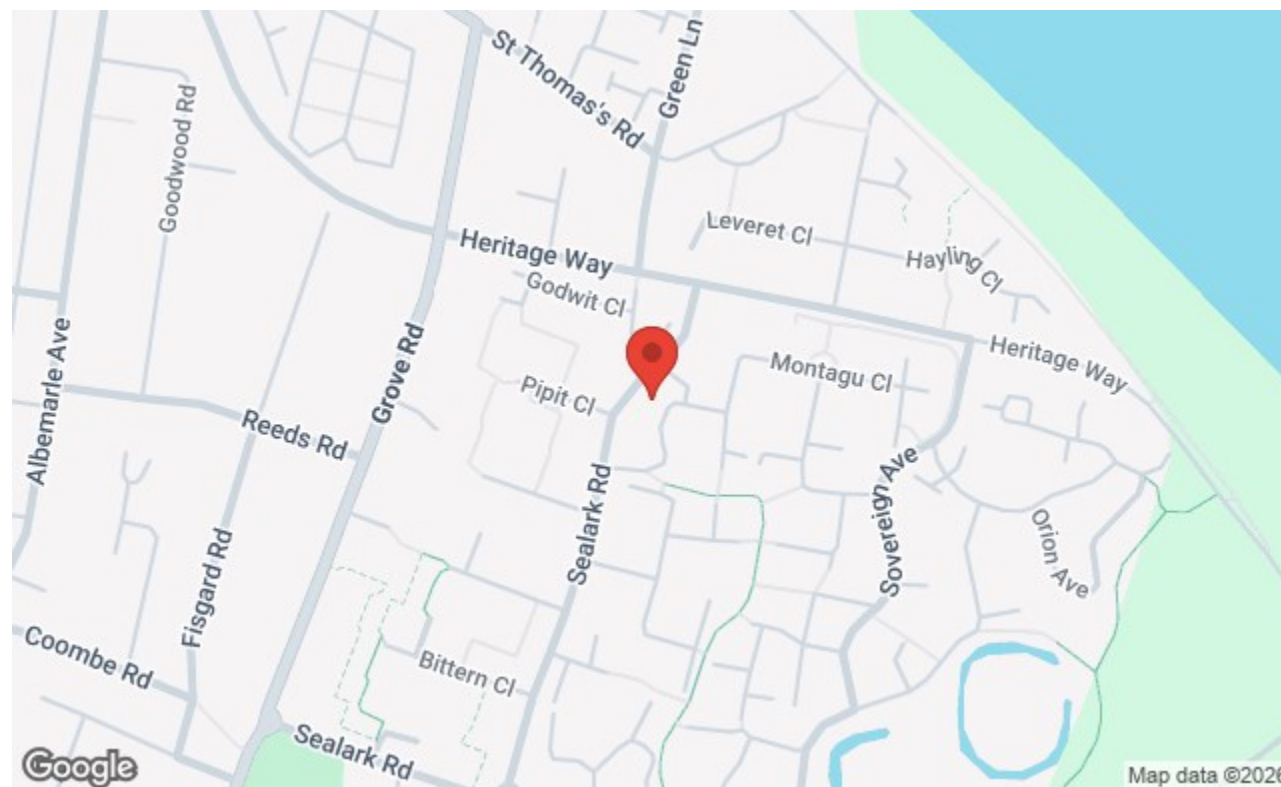


Roebuck Drive, Gosport, PO12

Approximate Area = 812 sq ft / 75.4 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 960 sq ft / 89.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1387934



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



Offers Over £300,000

Roebuck Drive, Gosport PO12 4GX

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HIGHLIGHTS

- Well-presented three-bedroom semi-detached house in the desirable Priddys Hard
- Fully redecorated throughout with new carpets and flooring
- Brand-new fitted kitchen
- Close to local schools, shops and Hardway waterfront
- Downstairs WC
- Three bedrooms, including master bedroom with ensuite
- No onward chain—ideal for a quick purchase
- Driveway providing off-road parking leading to garage

Bernards Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, situated in the highly sought-after Priddys Hard area of Gosport. Tastefully updated by the current owner, the property features full redecoration, new carpets and flooring throughout, and a brand-new fitted kitchen. The ground floor offers a welcoming entrance hall, a convenient WC and a spacious living room.

Upstairs, there are three bedrooms, including a master with ensuite

shower room, along with a modern family bathroom. Additional benefits include double glazing and gas central heating.

Outside, the property boasts a driveway leading to a garage, and a generous, private rear garden that is not overlooked. Offered with no onward chain, this home is ideal for buyers seeking a smooth and swift purchase.

The location provides easy access to local schools, shops and the Hardway waterfront. Early viewing is highly recommended.

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



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

17'7 x 14'6 (5.36m x 4.42m)

KITCHEN/DINING ROOM

14'6 x 9'1 (4.42m x 2.77m)

LANDING

BEDROOM ONE

13'7 x 8'4 (4.14m x 2.54m)

EN SUITE

8'4 x 4'4 (2.54m x 1.32m)

BEDROOM TWO

10'6 x 8'2 (3.20m x 2.49m)

BEDROOM THREE

8'6 x 5'10 (2.59m x 1.78m)

BATHROOM

6'1 x 5'7 (1.85m x 1.70m)

OUTSIDE

ENCLOSED REAR GARDEN

DRIVEWAY

GARAGE

17'3 x 8'7 (5.26m x 2.62m)

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	70	76
England & Wales		

Scan here to see all our properties for sale and rent



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