

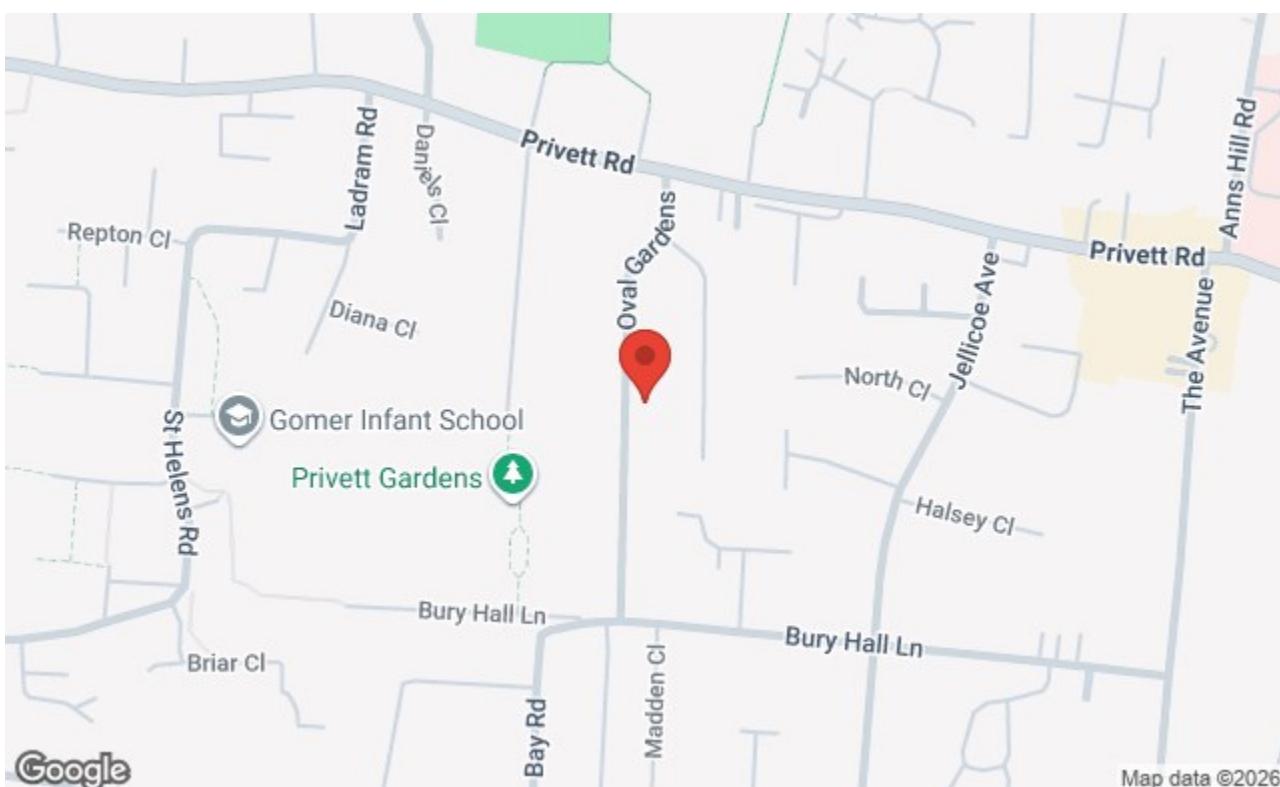
Oval Gardens, Gosport, PO12

Approximate Area = 921 sq ft / 85.5 sq m
Outbuildings = 19 sq ft / 1.7 sq m
Total = 940 sq ft / 87.2 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). © ntc.com 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1332445



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



Offers Over £345,000

Oval Gardens, Gosport PO12 2RB

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**** RE AVAILABLE ****

HIGHLIGHTS

- Refurbished three-bedroom home
- Located in sought-after Alverstoke
- Double glazing & gas central heating
- Two reception rooms
- Newly fitted modern kitchen
- Off-road parking
- Bay House School catchment area
- No onward chain
- External WC and storage shed in rear garden
- A must-view property!

Bernards are pleased to bring to the market this beautifully refurbished three-bedroom home, ideally located in the highly sought-after Alverstoke area of Gosport.

The property benefits from double glazing and gas central heating. The ground floor offers two spacious reception rooms and a newly fitted modern kitchen, providing flexible and comfortable living space.

Upstairs, the home features three well-proportioned bedrooms and a contemporary family bathroom.

To the rear, you'll find a private enclosed garden complete with a storage shed and an external WC—ideal for families or those who enjoy outdoor living. The front of the property offers off-road parking.

Located within the Bay House School catchment area and offered with no onward chain, this property is ideal for families, first-time buyers, or investors.

Early viewing is highly recommended.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

13'7 x 12'2 (4.14m x 3.71m)

DINING ROOM

12 x 10'4 (3.66m x 3.15m)

KITCHEN/BREAKFAST ROOM

13'1 x 7'3 (3.99m x 2.21m)

LANDING

BEDROOM ONE

14'4 x 11'4 (4.37m x 3.45m)

BEDROOM TWO

12'1 x 11'11 (3.68m x 3.63m)

BEDROOM THREE

7'10 x 6'8 (2.39m x 2.03m)

BATHROOM

6'4 x 6'4 (1.93m x 1.93m)

OUTSIDE

OFF ROAD PARKING

ENCLOSED REAR GARDEN

With storage shed & WC.

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.

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!

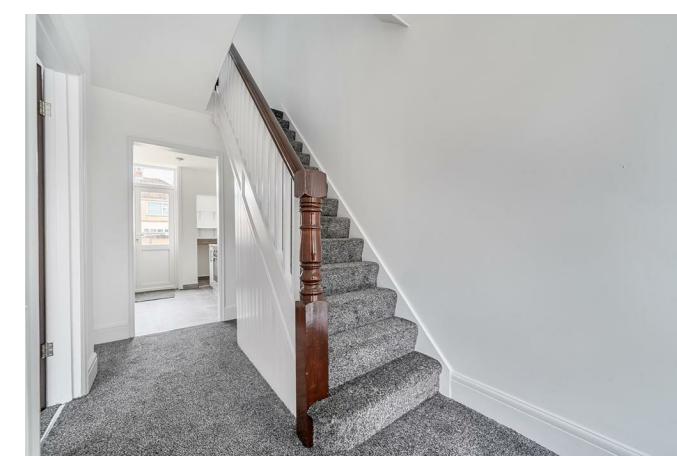
REMOVALS

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.

COUNCIL TAX BAND C - FREEHOLD



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(31-54) E			
(21-30) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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