



Price Guide £325,000

Bosham Walk, Gosport PO13 0QJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- Extended two/three-bedroom detached house
- Double glazing and gas central heating
- Dressing Room to the second bedroom
- Master bedroom with Ensuite
- Downstairs WC
- Modern fitted kitchen
- Parking for two cars
- Detached Garage
- Quiet cul-de-sac setting in a popular residential area

**DETACHED FAMILY HOME WITH REAR PARKING & GARAGE**

**\*\* PRICE GUIDE £325,000 - £350,000 \*\***

Bernards Estate Agents are delighted to present this extended two/three-bedroom detached house, located in the highly sought-after Peel Common area of Gosport. The property benefits from double glazing, gas central heating

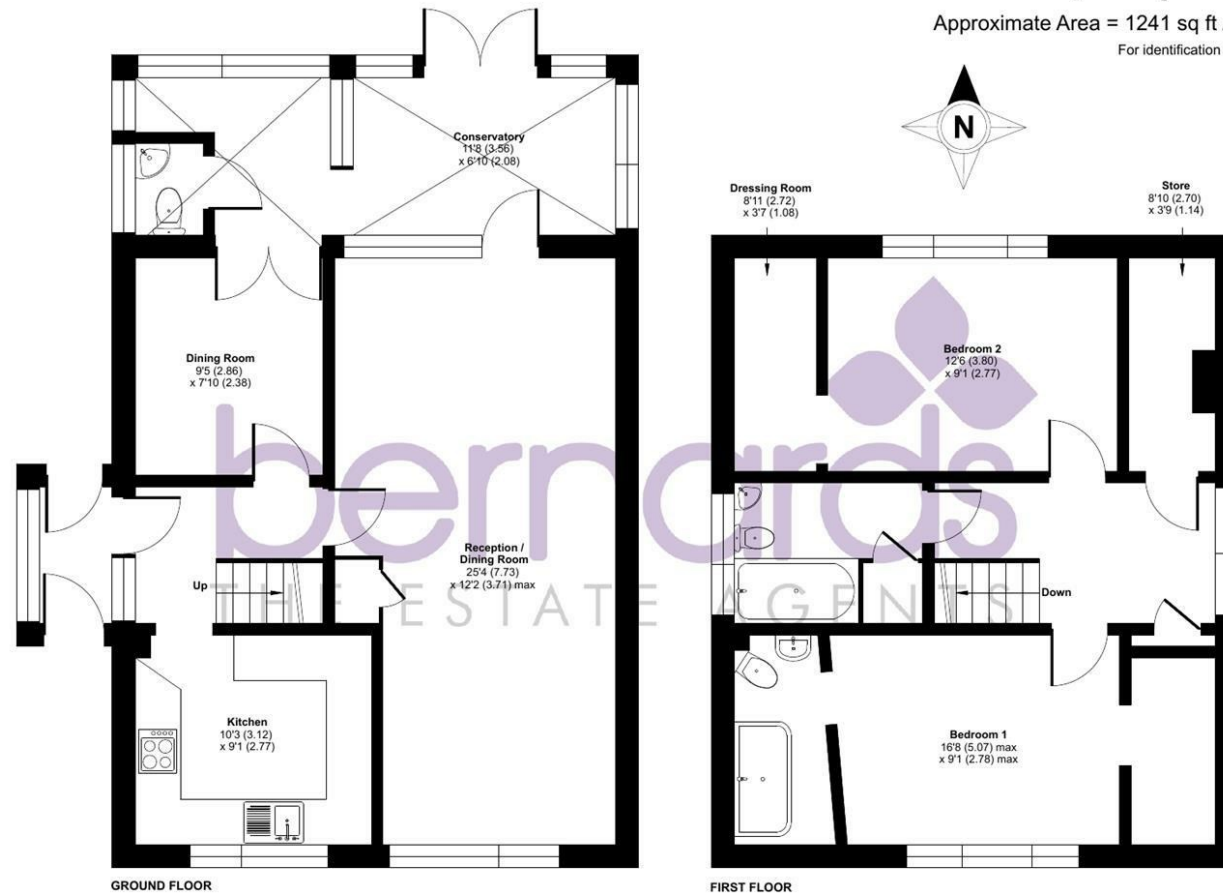
The ground floor features a spacious lounge/diner, a modern fitted kitchen with a separate utility room, a conservatory overlooking the rear garden, a downstairs WC, and a

versatile ground-floor bedroom, ideal for guests or multi-generational living. Upstairs, there are two generously sized bedrooms and a well-presented family bathroom, with the master bedroom having its own dressing room and ensuite.

Externally, the property boasts a good-sized, enclosed rear garden, with parking for two cars at the front. Conveniently located close to local shops, schools and bus routes, this home offers an excellent opportunity for family living.

### Bosham Walk, Gosport, PO13

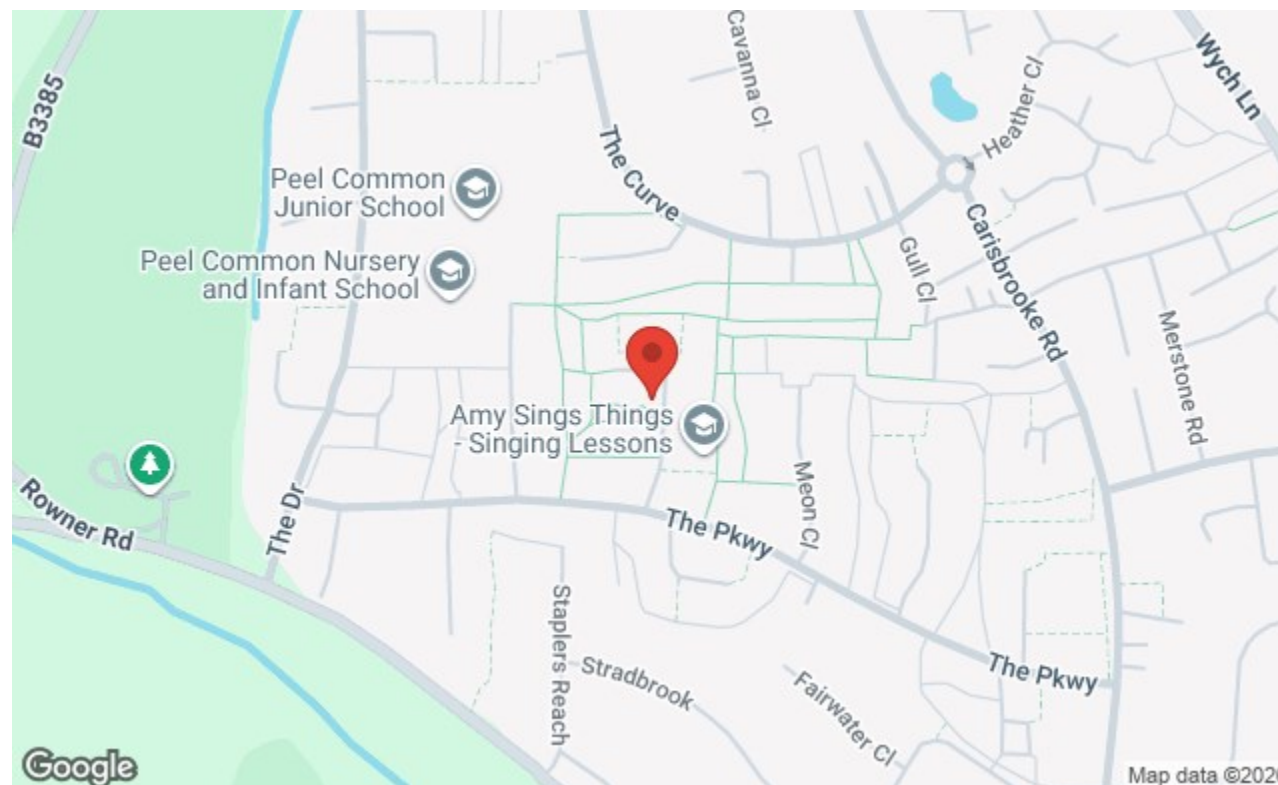
Approximate Area = 1241 sq ft / 115.2 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1429345



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Call today to arrange a viewing

02392 004660

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# PROPERTY INFORMATION

## ENTRANCE HALL

## DOWNSTAIRS WC

## KITCHEN

10'2" x 9'1" (3.12 x 2.77)

## LIVING/DINING ROOM

25'4" x 12'2" (7.73 x 3.71)

## RECEPTION ROOM/BEDROOM 3

9'4" x 7'9" (2.86 x 2.38)

## CONSERVATORY

11'8" x 6'9" (3.56 x 2.08)

## LANDING

## BEDROOM ONE

16'7" x 9'1" (5.07 x 2.77)

## EN SUITE BATHROOM

## BEDROOM TWO

12'5" x 9'1" (3.80 x 2.77)

## BATHROOM

## OUTSIDE

## ENCLOSED REAR GARDEN

## PARKING & GARAGE

## 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                                   | 65      | 75        |
| (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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