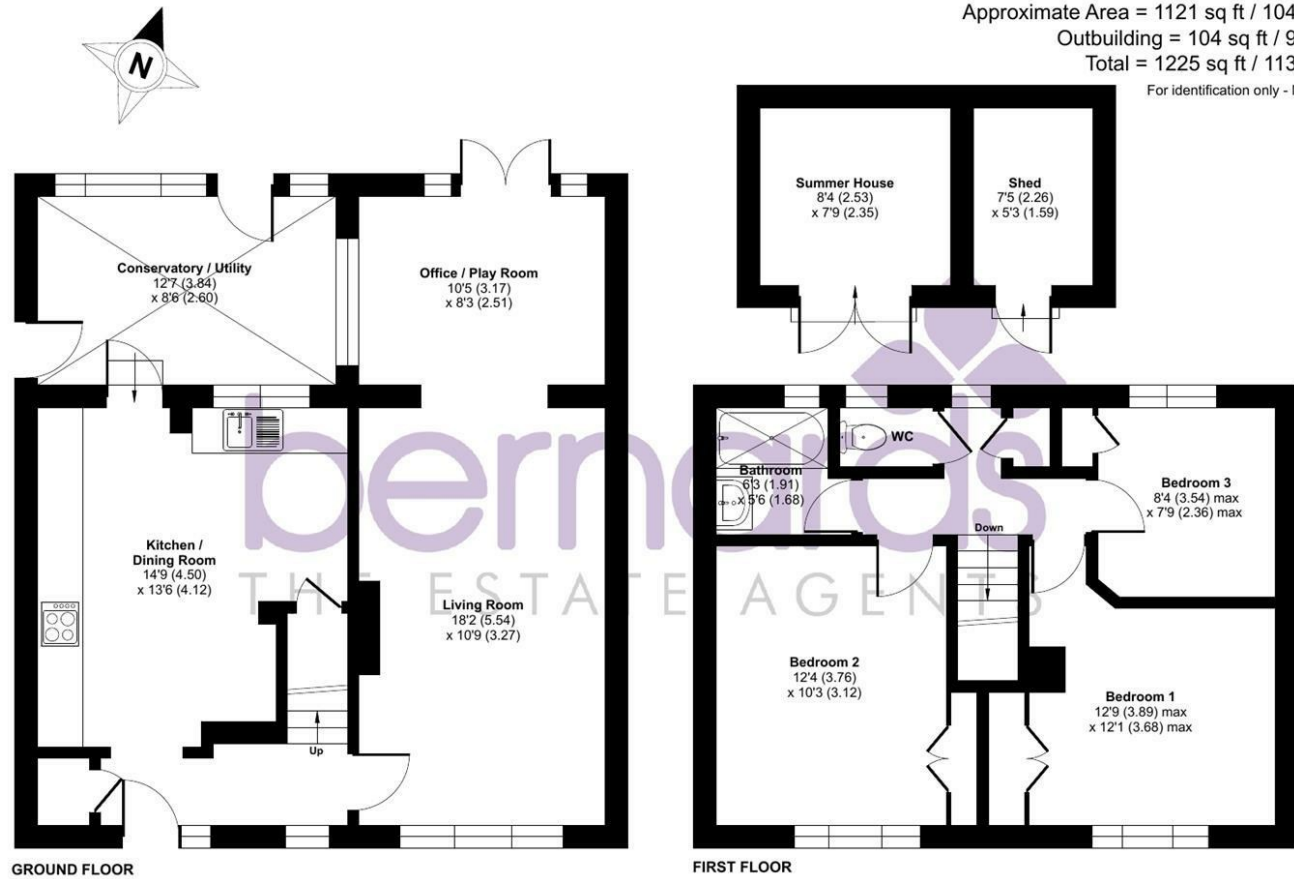


# Turner Avenue, Gosport, PO13

Approximate Area = 1121 sq ft / 104.1 sq m  
 Outbuilding = 104 sq ft / 9.6 sq m  
 Total = 1225 sq ft / 113.7 sq m  
 For identification only - Not to scale

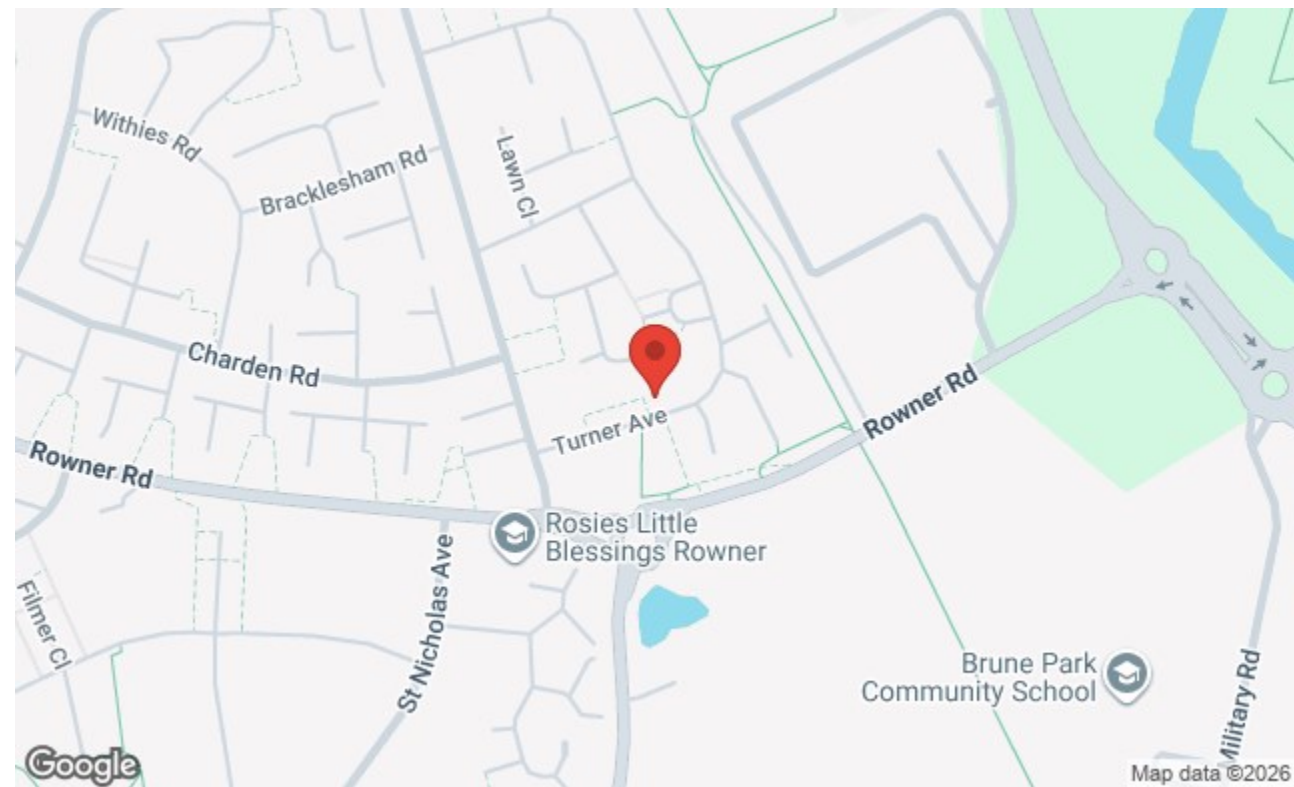


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1395608



Asking Price £310,000

Turner Avenue, Gosport PO13 0BS



## HIGHLIGHTS

- Extended three-bedroom semi-detached house
- Very well presented throughout
- Spacious living accommodation
- Modern fitted kitchen/diner
- Office/playroom with French doors
- Conservatory with utility area
- Attractive rear garden with summer house
- Close to shops, schools, leisure centre and transport links
- Double glazing & gas central heating

Bernards Estate Agents are delighted to offer for sale this very well-presented and extended three-bedroom semi-detached home, ideally located on the outskirts of Gosport.

The property benefits from double glazing and gas central heating throughout. The ground floor offers a spacious living room, a versatile office/playroom with French doors opening onto the garden, a large modern fitted kitchen/diner, and a conservatory with a useful utility area.

Upstairs, there are three well-proportioned bedrooms, along with a modern family bathroom and a

separate WC.

Externally, the property boasts an attractive rear garden featuring a paved patio area, artificial lawn, summer house, and storage shed, with the added benefit of both rear and side access.

Conveniently located close to Alver Village shops including Tesco, Brockhurst Gate shopping area with Marks & Spencer, Gosport Leisure Centre, local schools, and excellent bus routes.

An internal viewing is highly recommended to fully appreciate what this home has to offer.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**LIVING ROOM**  
18'2 x 10'9 (5.54m x 3.28m)

**OFFICE/PLAY ROOM**  
10'5 x 8'3 (3.18m x 2.51m)

**KITCHEN/DINER**  
14'9 x 13'6 (4.50m x 4.11m)

**CONSERVATORY**  
12'7 x 8'8 (3.84m x 2.64m)

## LANDING

**BEDROOM ONE**  
12'9 x 12'1 (3.89m x 3.68m)

**BEDROOM TWO**  
12'4 x 10'3 (3.76m x 3.12m)

**BEDROOM THREE**  
8'4 x 7'9 (2.54m x 2.36m)

**BATHROOM**  
6'3 x 5'6 (1.91m x 1.68m)

## SEPARATE WC

## OUTSIDE

## ENCLOSED REAR GARDEN

**SUMMER HOUSE**  
8'4 x 7'9 (2.54m x 2.36m)

**STORAGE SHED**  
7'5 x 5'3 (2.26m x 1.60m)

## ON STREET PARKING (NO RESTRICTIONS)

## FREEHOLD / COUNCIL TAX BAND B

## 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			
(92-100)	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			
England & Wales		EU Directive 2002/91/EC	

Scan here to see all our properties for sale and rent



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