

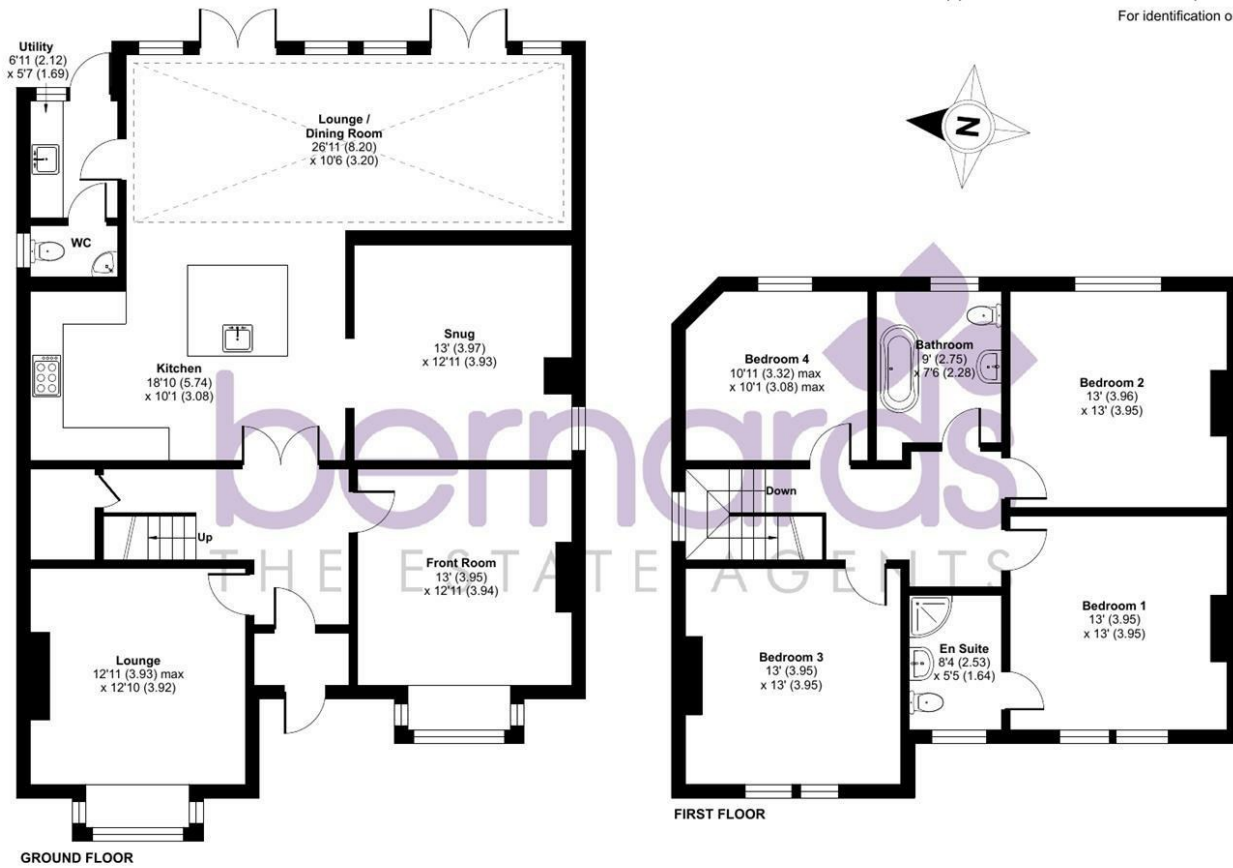
Fareham Road, Gosport, PO13

Approximate Area = 2194 sq ft / 203.8 sq m
For identification only - Not to scale

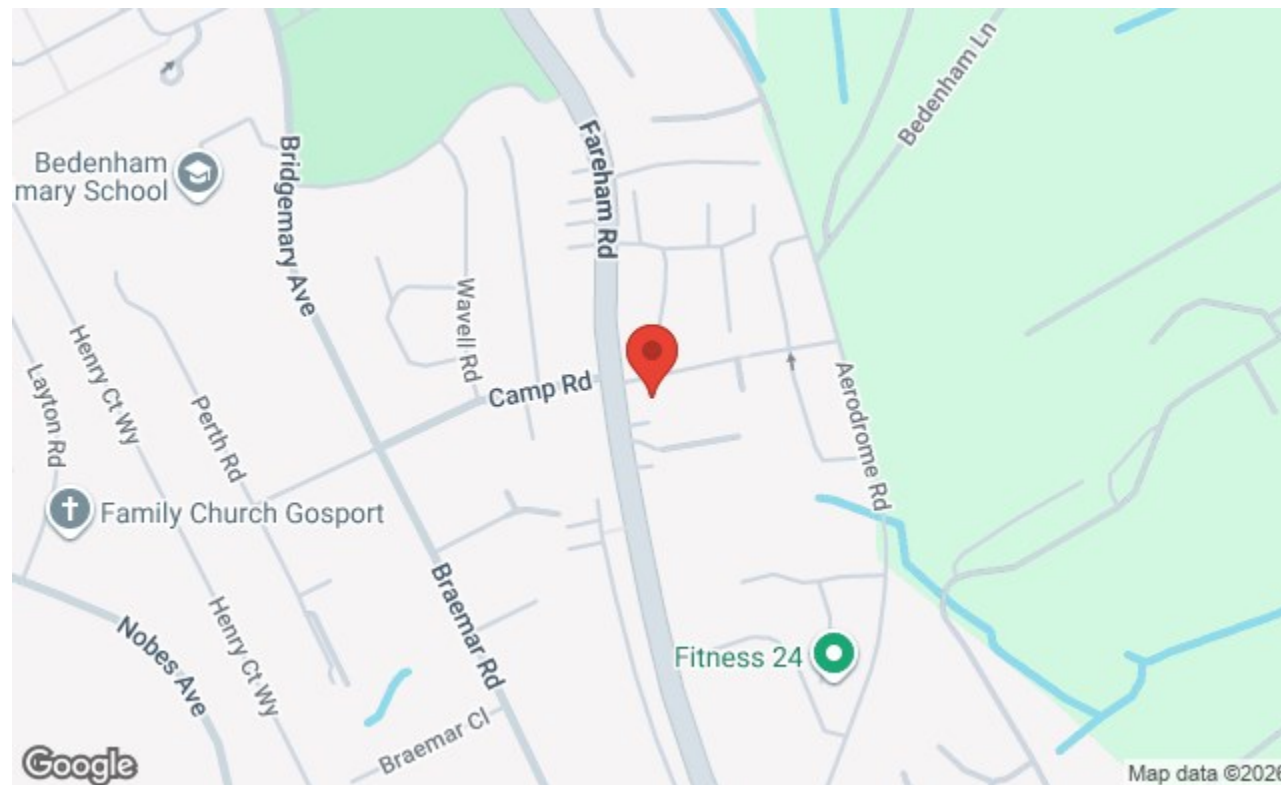


Asking Price £795,000

Fareham Road, Gosport PO13 0AG



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1329948



HIGHLIGHTS

- ❖ Detached home beautifully presented
- ❖ Non-estate location
- ❖ Large enclosed rear garden
- ❖ Modern fitted kitchen/breakfast room
- ❖ Downstairs WC
- ❖ Four double bedrooms
- ❖ Conservatory
- ❖ Off-road parking for several vehicles
- ❖ Three generously sized reception rooms

Bernards are delighted to offer for sale this beautifully presented detached home, significantly improved by the current owners.

Situated in a desirable non-estate location on the outskirts of Gosport, the property is ideal for commuters and those seeking spacious, versatile accommodation in a well-connected area.

Internally, the home benefits from gas central heating via a combination boiler and double glazing throughout. The ground floor offers a welcoming entrance hall with Karndean flooring, three generously sized reception rooms—featuring shutters which will remain—a modern fitted kitchen/breakfast room with integrated appliances, a separate utility room,

downstairs WC, and a conservatory currently used as a dining/family room overlooking the rear garden.

Upstairs, there are four double bedrooms, including a master bedroom with en-suite shower room, and a contemporary family bathroom.

Externally, the property boasts a large enclosed rear garden with rear vehicle access, and a driveway to the front providing off-road parking for several vehicles.

This is a must-see property offering exceptional space and finish in a sought-after location. Early viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE PORCH**
- ENTRANCE HALL**
- DOWNSTAIRS WC**
- LOUNGE**

12'11 x 12'10 (3.94m x 3.91m)

FRONT RECEPTION ROOM
13 x 12'11 (3.96m x 3.94m)

SNUG
13 x 12'11 (3.96m x 3.94m)

KITCHEN
18'10 x 10'1 (5.74m x 3.07m)

DINING/FAMILY ROOM
26'11 x 10'6 (8.20m x 3.20m)

UTILITY ROOM
6'11 x 5'7 (2.11m x 1.70m)

LANDING

BEDROOM ONE
13 x 13 (3.96m x 3.96m)

EN SUITE
8'4 x 5'5 (2.54m x 1.65m)

BEDROOM TWO
13 x 13 (3.96m x 3.96m)

BEDROOM THREE
13 x 13 (3.96m x 3.96m)

BEDROOM FOUR
10'11 x 10'1 (3.33m x 3.07m)

BATHROOM
9 x 7'6 (2.74m x 2.29m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

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

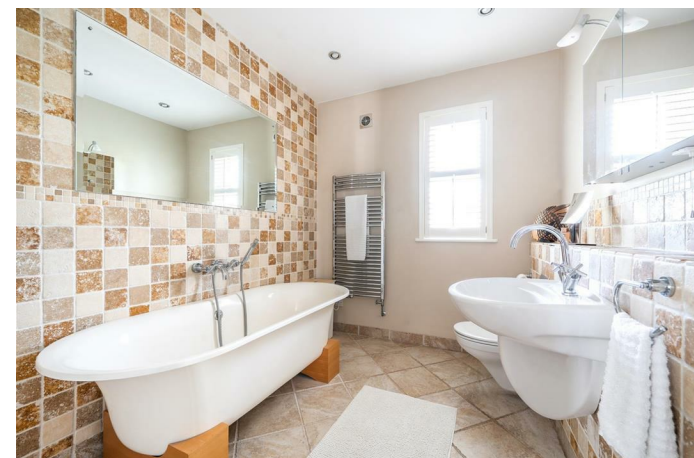
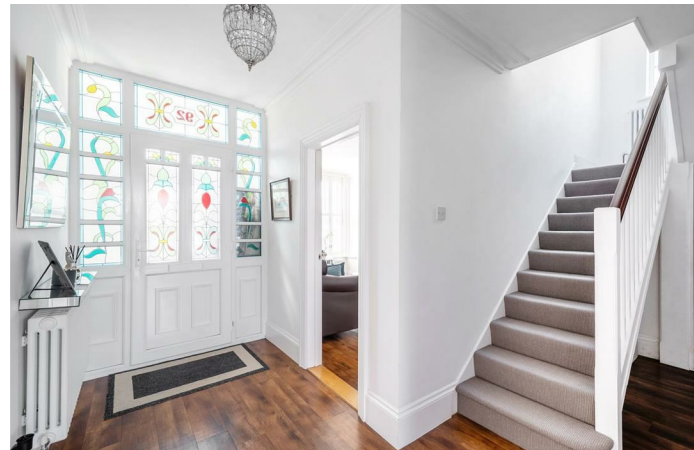
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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	
	79
	66

EU Directive 2002/91/EC
England & Wales

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