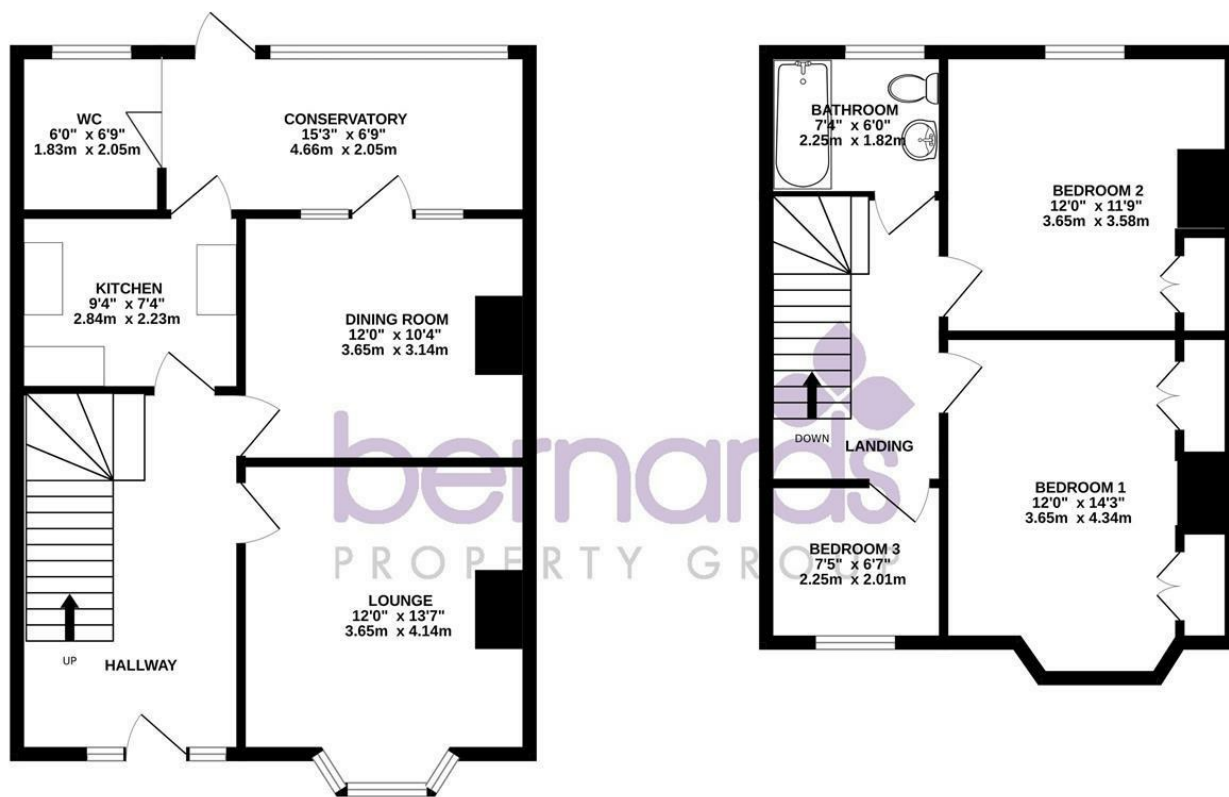


GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

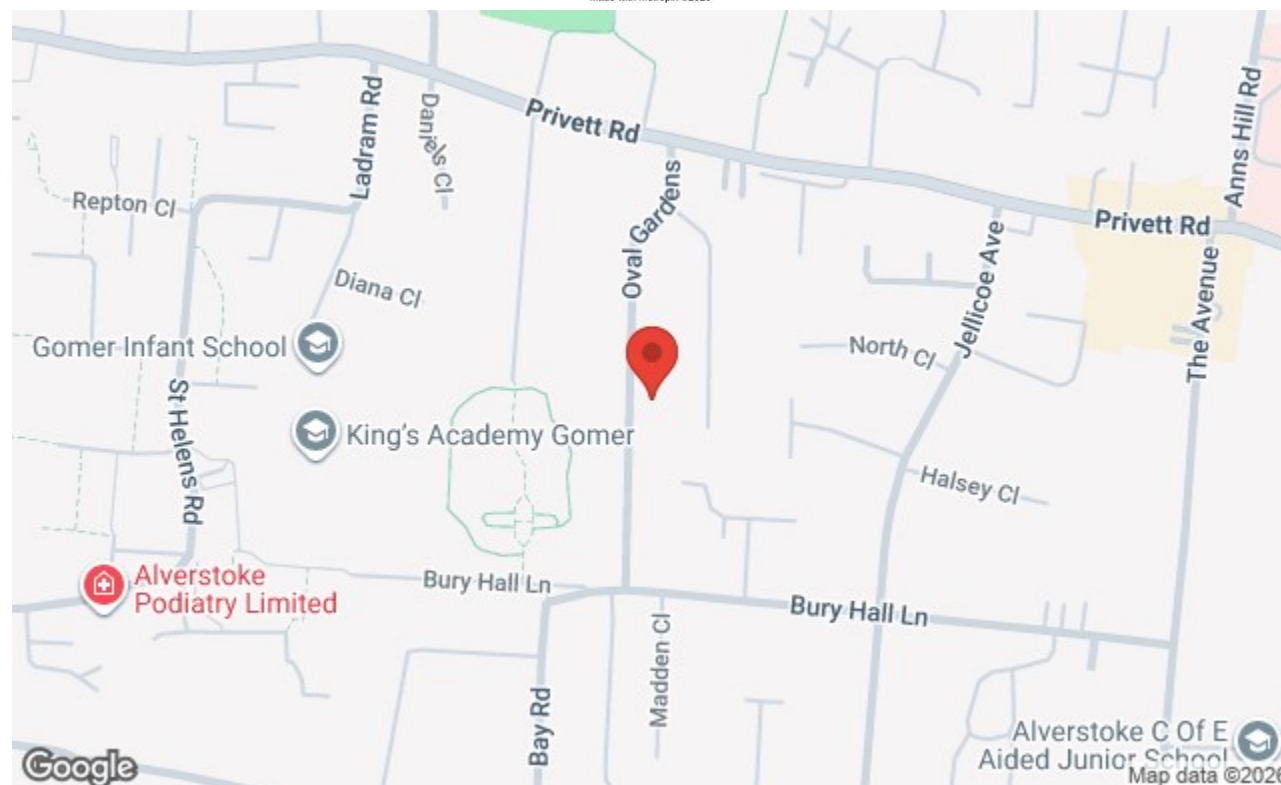
1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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97 High Street, Gosport, PO12 1DS
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THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- Three bedroom semi-detached house
- Popular Alverstone location
- Requires updating
- Lounge & separate dining room
- Kitchen & conservatory
- Downstairs WC
- Good-size enclosed rear garden
- Bay House School catchment
- No onward chain

THREE BEDROOM SEMI-DETACHED HOUSE IN POPULAR ALVERSTOKE LOCATION!

Situated in the sought-after Alverstone area of Gosport and within the Bay House School catchment, this three bedroom semi-detached house offers excellent potential for those looking to update and modernise a property to their own taste. The property is offered with NO ONWARD CHAIN.

The accommodation comprises an

entrance hall, lounge, separate dining room and kitchen, with a conservatory providing access to the rear garden and a useful downstairs WC.

Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from a good-size enclosed rear garden with side access, providing excellent potential for families and keen gardeners.

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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

13'7 x 12'0 (4.14m x 3.66m)

DINING ROOM

11'8 x 10'3 (3.56m x 3.12m)

KITCHEN

9'4 x 7'4 (2.84m x 2.24m)

CONSERVATORY

15'3 x 6'9 (4.65m x 2.06m)

LANDING

BEDROOM ONE

14'3 x 11'11 (4.34m x 3.63m)

BEDROOM TWO

12'0 x 11'9 (3.66m x 3.58m)

BEDROOM THREE

7'4 x 6'7 (2.24m x 2.01m)

BATHROOM

6'6 x 5'9 (1.98m x 1.75m)

OUTSIDE

ENCLOSED REAR GARDEN

FREEHOLD - COUNCIL TAX BAND C

FINANCIAL SERVICES

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!

AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

BUYER VERIFICATION

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.

RECOMMENDED SOLICITORS

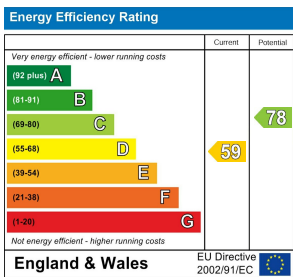
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We 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.

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