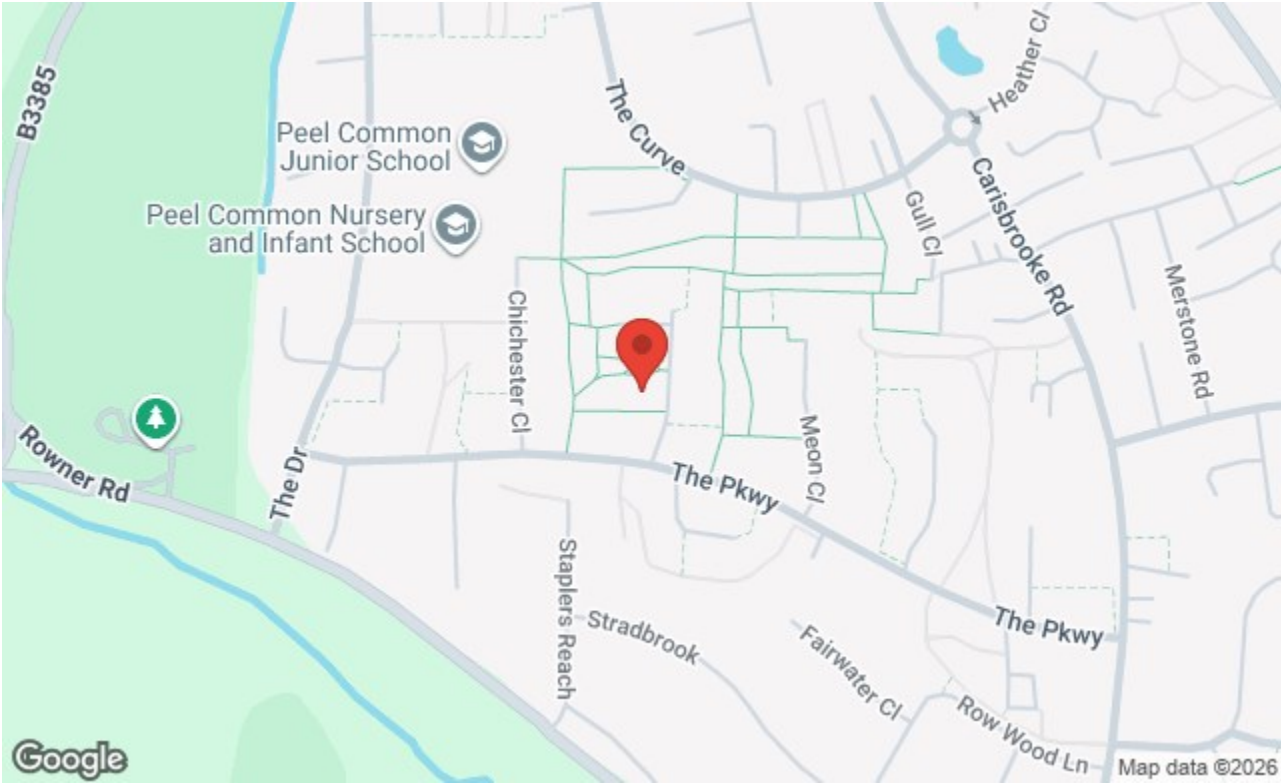


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1387364



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



Offers Over £400,000

Bosham Walk, Gosport PO13 0QJ



## HIGHLIGHTS

- ❖ Quiet cul-de-sac setting in a popular residential area
- ❖ Extended three/four-bedroom detached house
- ❖ Double glazing, gas central heating, and underfloor heating
- ❖ Downstairs WC
- ❖ Modern fitted kitchen
- ❖ Separate utility room
- ❖ Ground-floor bedroom with en suite
- ❖ Parking for two cars
- ❖ Detached garage

Bernards Estate Agents are delighted to present this extended three/four-bedroom detached house, situated in the highly sought-after Peel Common area of Gosport. The property benefits from double glazing, gas central heating, and underfloor heating. The ground floor offers a downstairs WC, a modern fitted kitchen with a separate utility room, a spacious lounge/diner, and a sun room overlooking the rear garden. In addition, there is a versatile ground-floor bedroom with an en

suite, ideal for guests or multi-generational living. Upstairs, you will find three generously sized bedrooms and a well-presented family bathroom. Externally, the property boasts a good-sized, enclosed rear garden leading to a detached garage, with parking to the front for two cars. The location is convenient for local shops, schools, and bus routes, making it an excellent family home.

Call today to arrange a viewing  
 02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**ENTRANCE HALL**  
**DOWNSTAIRS WC**  
**STUDY/ BEDROOM 4**  
11'9" max x 10'4" (3.58m max x 3.15m)

**EN SUITE SHOWER WITH WC**  
2'10" x 6'4" (0.86m x 1.93m)

**LIVING ROOM**  
15'5" x 12'2" (4.70m x 3.71m)

**DINING ROOM**  
10'0" x 8'5" (3.05m x 2.57m)

**SUN ROOM**  
12'1" x 10'3" (3.68m x 3.12m)

**KITCHEN**  
9'10" x 8'10" (3.00m x 2.69m)

**UTILITY ROOM**  
8'9" x 4'8" (2.67m x 1.42m)

## FIRST FLOOR

**BEDROOM 1**  
20'6" x 9'0" (6.25m x 2.74m)

**BEDROOM 2**  
10'6" x 9'0" (3.20m x 2.74m)

**BEDROOM 3**  
9'10" x 9'1" (3.00m x 2.77m)

**BATHROOM**  
7'10" x 5'10" (2.39m x 1.78m)

## OUTSIDE

**FRONT AND REAR GARDEN**

**GARAGE**  
16'1" x 8'2" (4.90m x 2.49m)

## 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.

## 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

## 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!

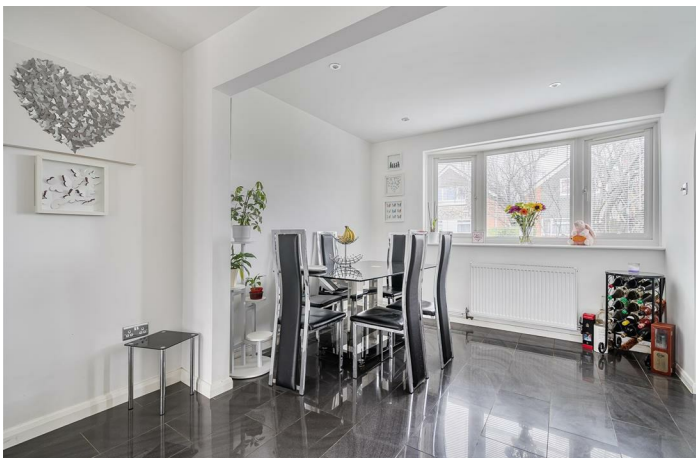
## REMOVALS

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.

## 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	71	78
England & Wales		



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