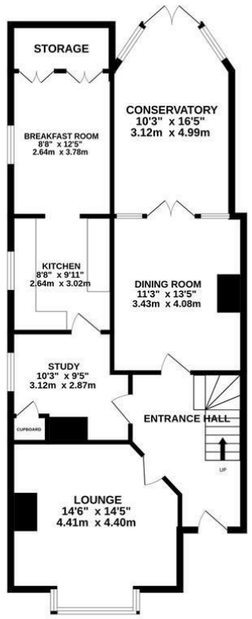
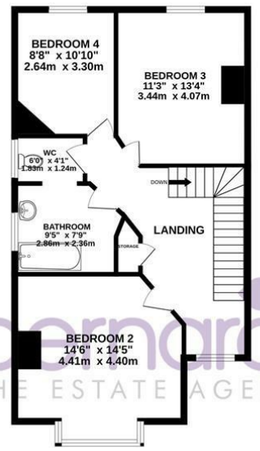
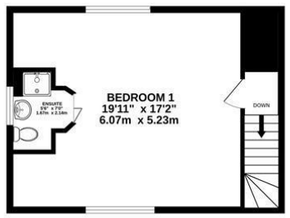
GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.

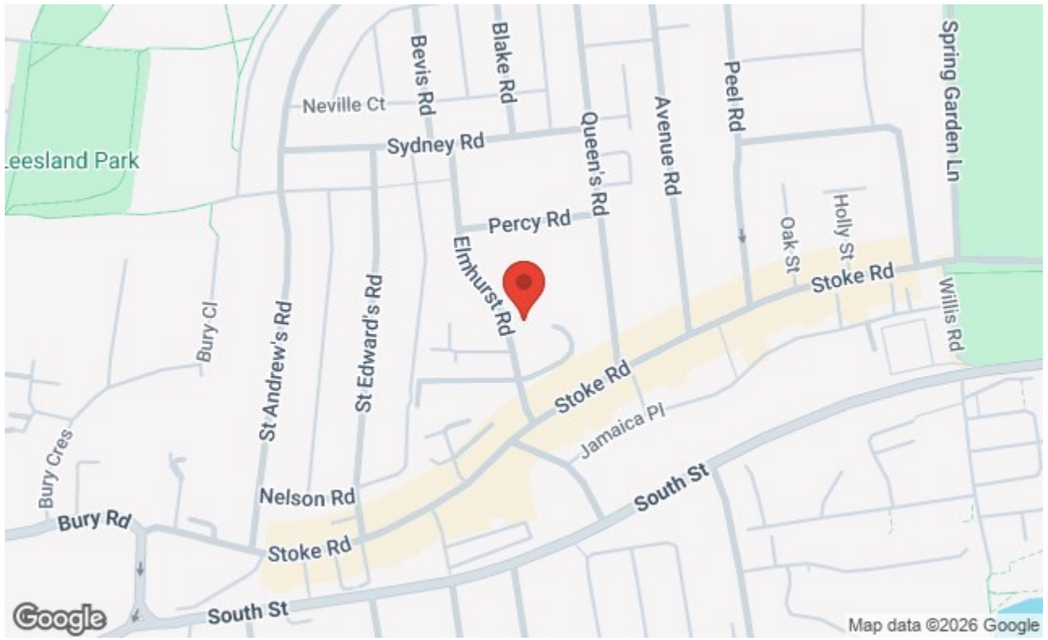


2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1950 sq.ft. (181.2 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
t: 02392 004660

FOR SALE

Asking Price £425,000

Elmhurst Road, Gosport PO12 1PG

bernards THE ESTATE AGENTS



4 | 2 | 3

HIGHLIGHTS

- Attractive FOUR-BEDROOM period semi-detached home
- Situated within a conservation area
- Four versatile reception rooms
- 14ft 5 lounge and 13ft 3 dining room
- Separate breakfast room and study
- Generous 16ft 4 conservatory
- Master bedroom with en-suite shower room
- Block-paved off-road parking for TWO vehicles
- NO ONWARD CHAIN

FOUR-BEDROOM PERIOD SEMI-DETACHED HOME | SOUGHT-AFTER ELMHURST ROAD | CONSERVATION AREA | FOUR RECEPTION ROOMS | MASTER BEDROOM WITH EN-SUITE | PARKING FOR TWO VEHICLES | NO ONWARD CHAIN

Situated on the charming Elmhurst Road in Gosport, within a sought-after conservation area, this attractive period semi-detached home offers a wonderful blend of character, space and versatility. Boasting four bedrooms and four reception rooms, the property provides generous and adaptable accommodation arranged over three floors, making it an ideal choice for families.

The ground floor offers an excellent selection of reception space, comprising a 14ft 5 lounge, 13ft 3 dining room, breakfast room and separate study, alongside the kitchen. To the rear, a generous 16ft 4 conservatory provides further living space, ideal for relaxing or entertaining.

On the first floor, there are three well-proportioned bedrooms served by a family bathroom, whilst the second floor is dedicated to the master bedroom, which benefits from its own en-suite shower room.

Externally, the property benefits from block-paved off-road parking to the front for two vehicles. To the rear, there is a hard-landscaped, low-maintenance garden, providing an ideal space for outdoor seating and entertaining.

Conveniently positioned within Gosport, Elmhurst Road offers access to a range of local amenities, schools and recreational facilities.

Offered for sale with no onward chain, this spacious and characterful period home must be viewed to fully appreciate the accommodation on offer.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

STUDY
10'2" x 9'4" (3.12 x 2.87)

LOUNGE
14'5" x 14'5" (4.41 x 4.40)

DINING ROOM
11'3" x 13'4" (3.43 x 4.08)

KITCHEN
8'7" x 9'11" (2.64 x 3.032)

BREAKFAST ROOM
8'7" x 12'4" (2.64 x 3.78)

CONSERVATORY
10'2" x 16'4" (3.12 x 4.99)

FIRST FLOOR LANDING

BEDROOM 2
14'5" x 14'5" (4.41 x 4.40)

BEDROOM 3
11'3" x 13'4" (3.44 x 4.07)

BEDROOM 4
8'7" x 10'9" (2.64 x 3.30)

BATHROOM
9'4" x 7'8" (2.86 x 2.36)

WC
5'10" x 4'0" (1.8 x 1.24)

SECOND FLOOR LANDING

BEDROOM 1
19'10" x 17'1" (6.07 x 5.23)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

FREEHOLD - COUNCIL TAX BAND D

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.

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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!

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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Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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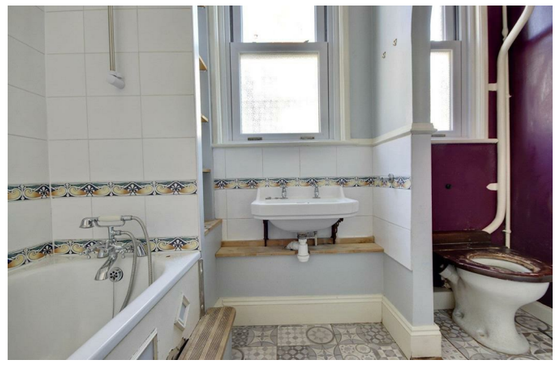


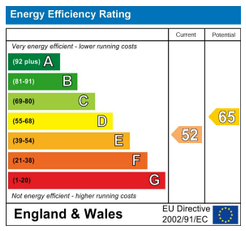












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