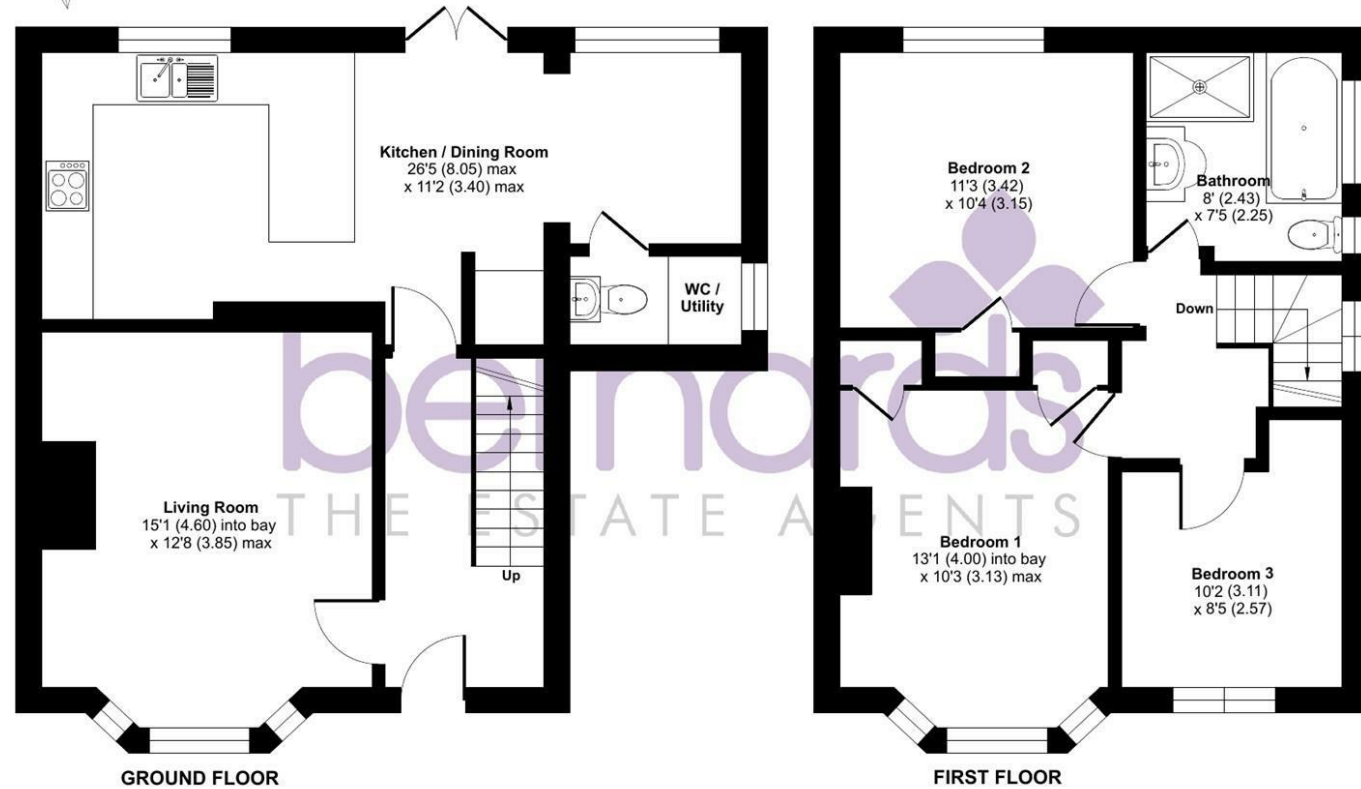




Tukes Avenue, Gosport, PO13

Approximate Area = 1033 sq ft / 95.9 sq m
For identification only - Not to scale

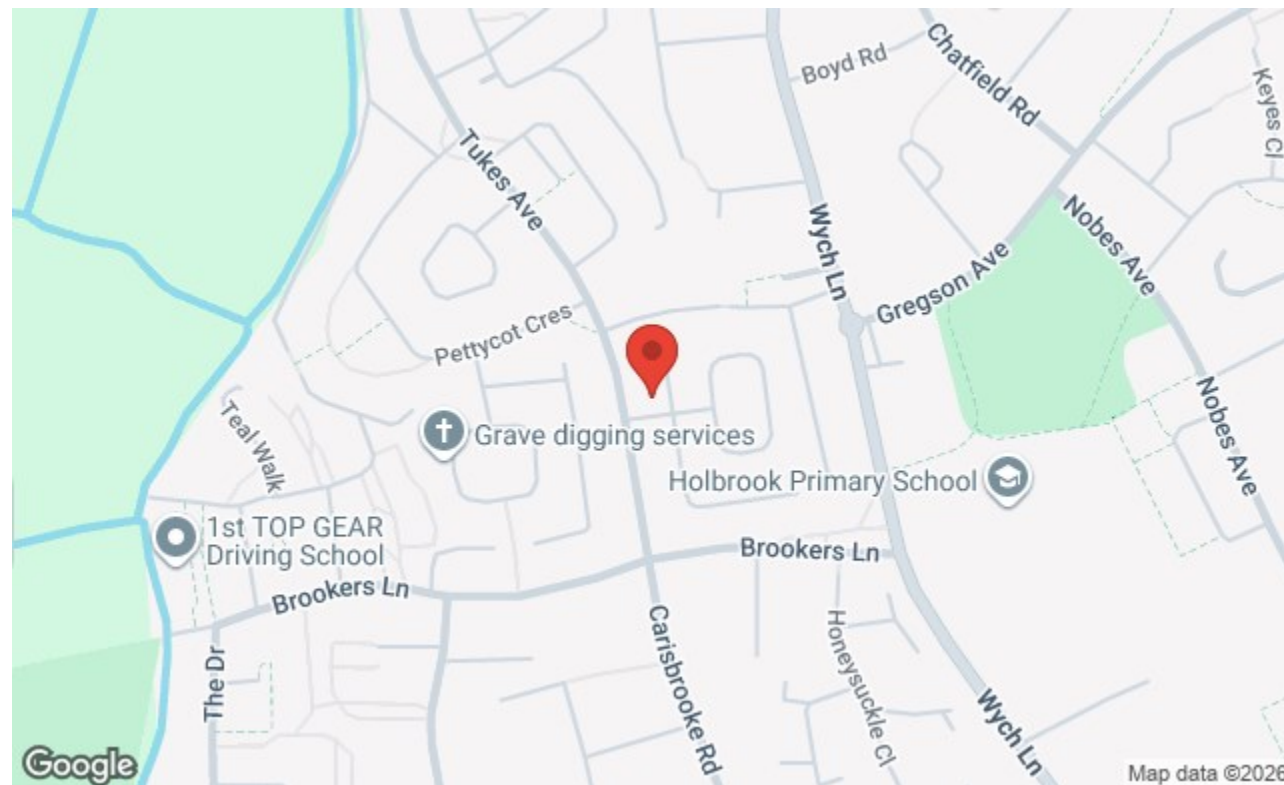


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1404781



Offers Over £305,000

Tukes Avenue, Gosport PO13 0SE



HIGHLIGHTS

- Well-presented three-bedroom semi-detached home
- Located on the outskirts of Gosport
- Generous driveway providing off-road parking
- Bright living room with bay window and log burner
- Spacious kitchen/diner with breakfast bar
- Separate utility room and downstairs WC
- Three good-sized bedrooms
- Large family bathroom with separate shower cubicle

*****UNEXPECTEDLY RE-AVAILABLE!*****
Price range £305,000 to £315,000

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

The property boasts a generous driveway providing off-road parking, along with double glazing and gas central heating throughout.

The ground floor offers a welcoming living room featuring a charming log burner and bay window, a spacious open-plan kitchen/diner with

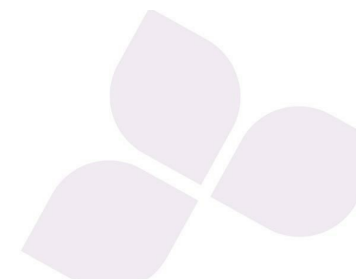
breakfast bar, a separate utility room, and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms and a large family bathroom complete with a separate shower cubicle.

Externally, the property benefits from a good-sized rear garden with side access.

Ideally suited to commuters working out of the area, this home would make a perfect first-time purchase. Conveniently located close to local shops, bus routes, and schools, 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 HALL**
- DOWNSTAIRS WC**
- LIVING ROOM**
15'1 x 12'8 (4.60m x 3.86m)
- KITCHEN/DINER**
26'5 x 11'2 (8.05m x 3.40m)
- LANDING**
- BEDROOM ONE**
13'1 x 10'3 (3.99m x 3.12m)
- BEDROOM TWO**
11'3 x 10'4 (3.43m x 3.15m)
- BEDROOM THREE**
10'2 x 8'5 (3.10m x 2.57m)
- BATHROOM**
8'0 x 7'5 (2.44m x 2.26m)
- OUTSIDE**
- FRONT DRIVEWAY**
- ENCLOSED REAR GARDEN**
- CONSTRUCTION**
Concrete.
- FREEHOLD / COUNCIL TAX BAND B**

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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	



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