Offers In Excess Of £250,000

Frobisher Close, Gosport PO13 8EF

bernards
THE ESTATE AGENTS

3 1 1



HIGHLIGHTS

- Spacious Three-Bedroom House
- Garage & Two Allocated Parking Spaces
- Downstairs Cloakroom/WC
- Residents' Tennis Court
- Close to Alver Village Shops & Alver Valley Country Park
- Council Tax Band A
- Ideal First-Time Purchase
- Double Glazing & Electric Heating
- No Chain

SPACIOUS THREE-BEDROOM HOUSE WITH GARAGE, TWO ALLOCATED PARKING SPACES & NO ONWARD CHAIN!

An ideal first-time purchase, this spacious three-bedroom home offers well-proportioned accommodation, a good-sized enclosed rear garden, a garage and two allocated parking spaces. Conveniently located close to Alver Village shops and the popular Alver Valley Country Park, the property also benefits from a traffic-free frontage and access to a residents' tennis court.

The ground floor comprises an entrance hall, downstairs cloakroom, separate study, spacious kitchen/diner and a good-sized living room.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a good-sized enclosed rear garden, ideal for relaxing or entertaining, together with the added convenience of a garage and two allocated parking spaces.

Further benefits include double glazing, electric heating, Council Tax Band A and no onward chain, making this an appealing opportunity for first-time buyers and those looking for a spacious home in a convenient location.

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











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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

STUDY
9'2" x 6'11" (2.80 x 2.13)

KITCHEN/DINER
9'5" x 19'3" (2.89 x 5.89)

LOUNGE
12'0" x 12'5" (3.68 x 3.80)

FIRST FLOOR LANDING

BEDROOM ONE
12'0" x 12'5" (3.68 x 3.80)

BEDROOM TWO
9'5" x 12'4" (2.89 x 3.76)

BEDROOM THREE
9'3" x 6'11" (2.82 x 2.13)

BATHROOM
6'5" x 6'11" (1.98 x 2.11)

Outside

ENCLOSED REAR GARDEN

TWO ALLOCATED PARKING SPACES

GARAGE

FREEHOLD - Council Tax Band A

Construction
Concrete

Agents Notes
We understand that there is an estate fee of £222 paid per 6 months for the upkeep of the communal areas.

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.

Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

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.

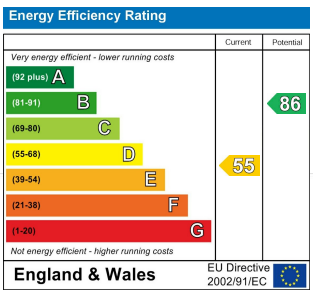
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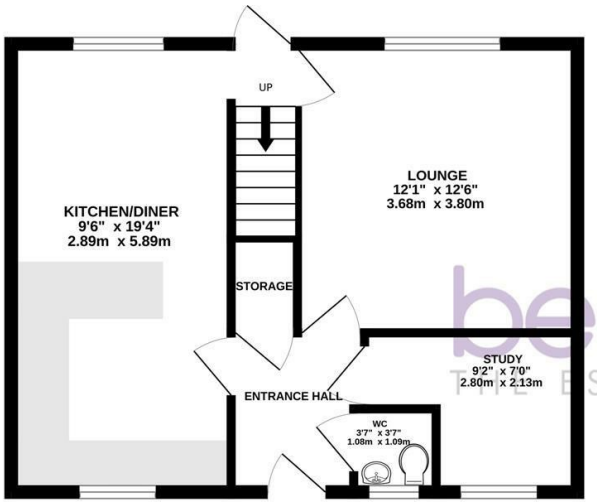




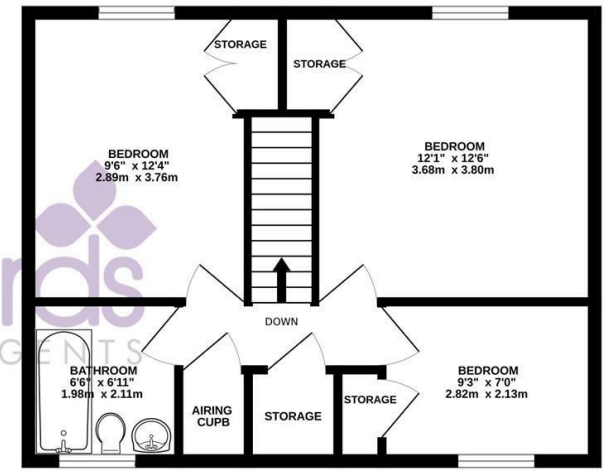


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GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.

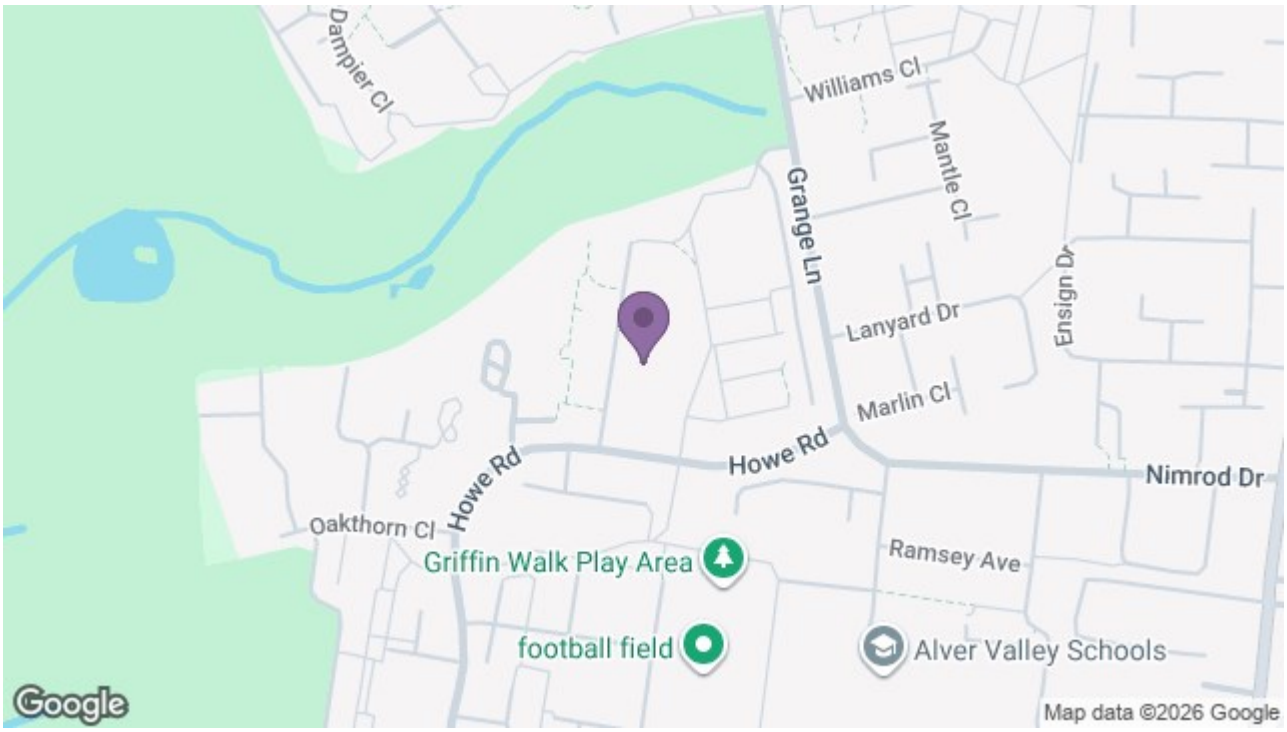


1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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