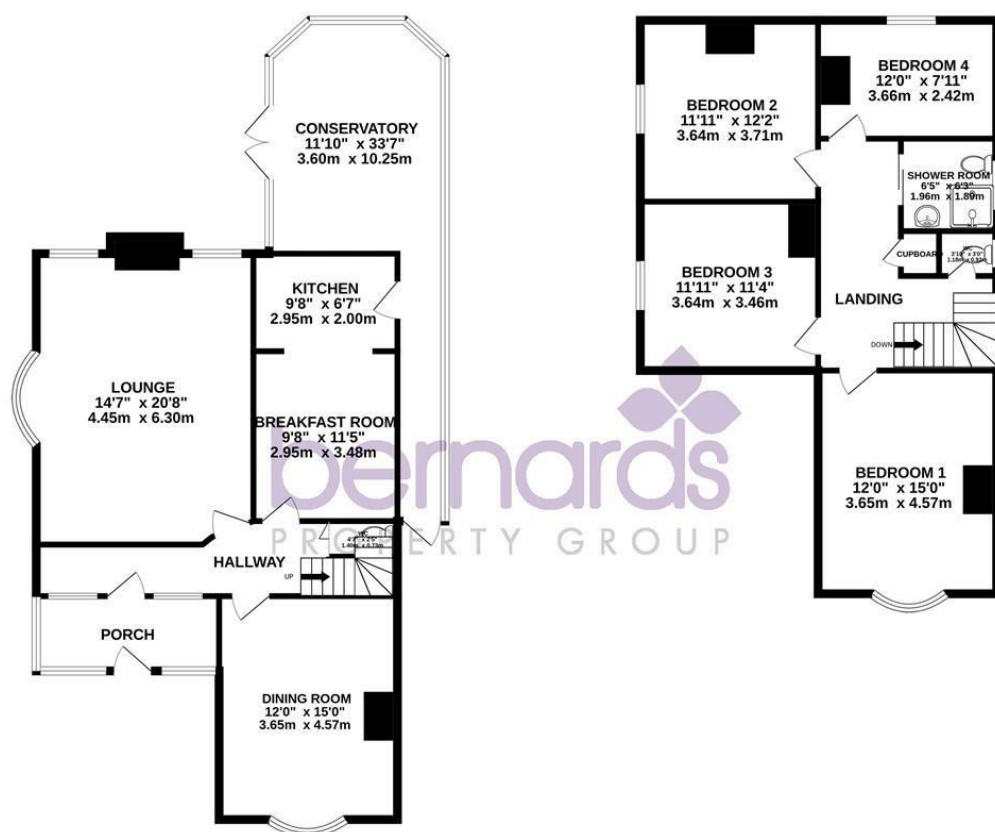


GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 1754 sq.ft. (163.0 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 £500,000

Privett Road, Gosport PO12 3SY

bernards
THE ESTATE AGENTS



4 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- Fantastic four-bedroom detached character house
- Many original features retained throughout
- Excellent potential to modernise and extend, subject to planning
- Double garage with electric door and parking to the front
- Four well-proportioned double bedrooms
- Backing directly onto Privett Park
- Close to Privett Park, Stokes Bay Beach, local shops and bus routes
- No onward chain
- Bay House School catchment area

A FANTASTIC FOUR-BEDROOM CHARACTER DETACHED HOUSE WITH ORIGINAL FEATURES

This fantastic four-bedroom detached character house offers a rare opportunity to acquire a spacious family home that retains many of its original features, while also offering excellent potential for modernisation and possible extension, subject to the necessary planning permissions. The property benefits from double glazing, gas central heating and owned outright solar panels.

The ground floor offers two impressive reception rooms, with both the lounge and dining room benefiting from attractive bay windows. There is also a downstairs WC, kitchen/breakfast room and conservatory overlooking the rear garden.

To the first floor are four well-proportioned double bedrooms, together with a shower room and additional WC, making this an ideal home for a growing family.

Outside, the property boasts a particularly large rear

garden which extends to an exceptionally spacious multi-car garage with an electric door. The garage is capable of accommodating two large cars and two smaller cars, with additional parking available to the front. The size of the garage also offers excellent potential for those looking for substantial storage, workshop space or the possibility of creating additional accommodation, such as an annexe, subject to the necessary planning permissions.

The property is conveniently located close to Privett Park and nearby open spaces, which are ideal for dog walkers and families. Stokes Bay Beach, a local parade of shops and bus routes are also within easy reach, while the property is situated within the sought-after Bay House School catchment area.

Offered for sale with NO ONWARD CHAIN, this is an excellent opportunity for buyers looking for a character property with generous accommodation, substantial outside space and exciting potential to put their own stamp on it, without the complication of an onward purchase.

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



PROPERTY INFORMATION

- ENTRANCE PORCH
- ENTRANCE HALL
- DOWNSTAIRS WC
- LOUNGE
20'8 x 14'7 (6.30m x 4.45m)
- DINING ROOM
15'0 x 12'0 (4.57m x 3.66m)
- KITCHEN/BREAKFAST ROOM
17'4 x 9'8 (5.28m x 2.95m)
- CONSERVATORY
15'8 x 11'10 (4.78m x 3.61m)
- LANDING
- BEDROOM ONE
15'0 x 12'0 (4.57m x 3.66m)
- BEDROOM TWO
12'2 x 11'11 (3.71m x 3.63m)
- BEDROOM THREE
11'11 x 11'4 (3.63m x 3.45m)
- BEDROOM FOUR
12'0 x 7'11 (3.66m x 2.41m)
- SHOWER ROOM
6'5 x 6'3 (1.96m x 1.91m)
- ADDITIONAL WC
- OUTSIDE

ENCLOSED REAR GARDEN

- DOUBLE GARAGE
25'11 x 15'11 (7.90m x 4.85m)

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.

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.

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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