

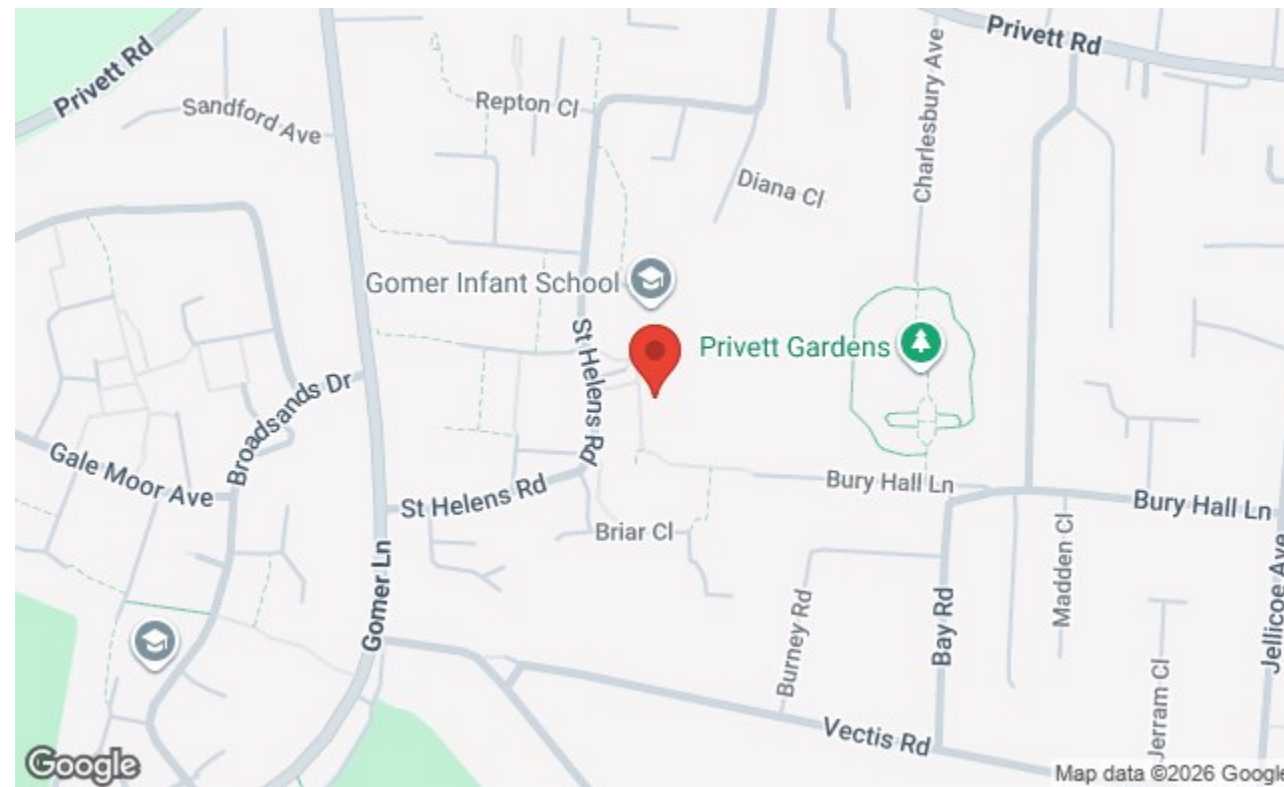


Penn Way, Gosport, PO12

Approximate Area = 936 sq ft / 86.9 sq m
Garage = 152 sq ft / 14.1 sq m
Total = 1088 sq ft / 101 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: 1414794



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



Offers In Excess Of £310,000

Penn Way, Gosport PO12 2RR



HIGHLIGHTS

- Extended three bedroom semi-detached house
- Highly sought-after Alverstoke location
- Bay House & Gomer School Catchment Areas
- Double glazing and gas central heating
- Garage in nearby block
- Easy access to Stanley Park and Stokes Bay Beach
- Downstairs WC
- Conservatory

Bernards Estate Agents are delighted to present this extended three-bedroom semi-detached home, situated in the highly sought-after Alverstoke area of Gosport.

The property benefits from double glazing and gas central heating. The ground floor offers a fitted kitchen, a convenient downstairs WC, and a spacious lounge/diner which flows through to a conservatory overlooking the rear garden, providing an excellent space for both relaxing and entertaining.

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

bathroom.

Externally, the property enjoys a traffic-free frontage, with a garage located in a nearby block. The rear garden is private and not overlooked, and further benefits from a shed and useful side access.

The location is ideal for families, being within walking distance of Gomer Infant School and Bay House School, as well as local shops, bus routes, Stanley Park, and the popular seafront at Stokes Bay Beach.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN

9'7 x 8'10 (2.92m x 2.69m)

LOUNGE/DINER

22'6 x 11'5 (6.86m x 3.48m)

CONSERVATORY

11'0 x 7'2 (3.35m x 2.18m)

LANDING

BEDROOM ONE

11'9 x 10'0 (3.58m x 3.05m)

BEDROOM TWO

12'11 x 9'10 (3.94m x 3.00m)

BEDROOM THREE

8'9 x 7'3 (2.67m x 2.21m)

BATHROOM

6'3 x 6'2 (1.91m x 1.88m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

18'0 x 8'6 (5.49m x 2.59m)

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		
(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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