

Asking Price £375,000

Cavanna Close, Gosport PO13 0PE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Two double bedrooms
- ❖ Modern bathroom with separate shower cubicle
- ❖ Spacious living room
- ❖ Conservatory/dining room
- ❖ Gas central heating
- ❖ Double glazing
- ❖ Large driveway
- ❖ Detached garage
- ❖ Generous mature rear garden
- ❖ Close to bus routes and local parade of shops

Bernards are delighted to offer for sale this well-presented two-bedroom detached bungalow, situated in a highly sought-after cul-de-sac in Gosport.

This charming property is all on one level and benefits from double glazing and gas central heating via a combi boiler. The spacious layout comprises a welcoming entrance hall, two generous double bedrooms, a modern bathroom with both a bath and separate shower cubicle, a good-sized living room with doors opening into a bright conservatory/dining

area that overlooks the rear garden, and a well-fitted kitchen.

Externally, the property boasts a large driveway leading to a detached garage, complete with power, lighting, and an electric door. The mature rear garden is a standout feature—private, not overlooked, and ideal for relaxing or entertaining, with the added benefit of a garden shed for storage.

Conveniently located close to local bus routes and a nearby parade of shops, this bungalow offers a great blend of comfort and convenience.

Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

10'0 x 8'2 (3.05m x 2.49m)

LIVING ROOM

17'11 x 10'8 (5.46m x 3.25m)

CONSERVATORY/DINING ROOM

14'7 x 11'8 (4.45m x 3.56m)

BEDROOM ONE

13'7 x 10'10 (4.14m x 3.30m)

BEDROOM TWO

10'3 x 10'0 (3.12m x 3.05m)

BATHROOM

8'7 x 6'3 (2.62m x 1.91m)

OUTSIDE

DRIVEWAY

GARAGE

23'9 x 8'3 (7.24m x 2.51m)

ENCLOSED REAR GARDEN

Freehold / Council Tax Band C

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.

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

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!

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.



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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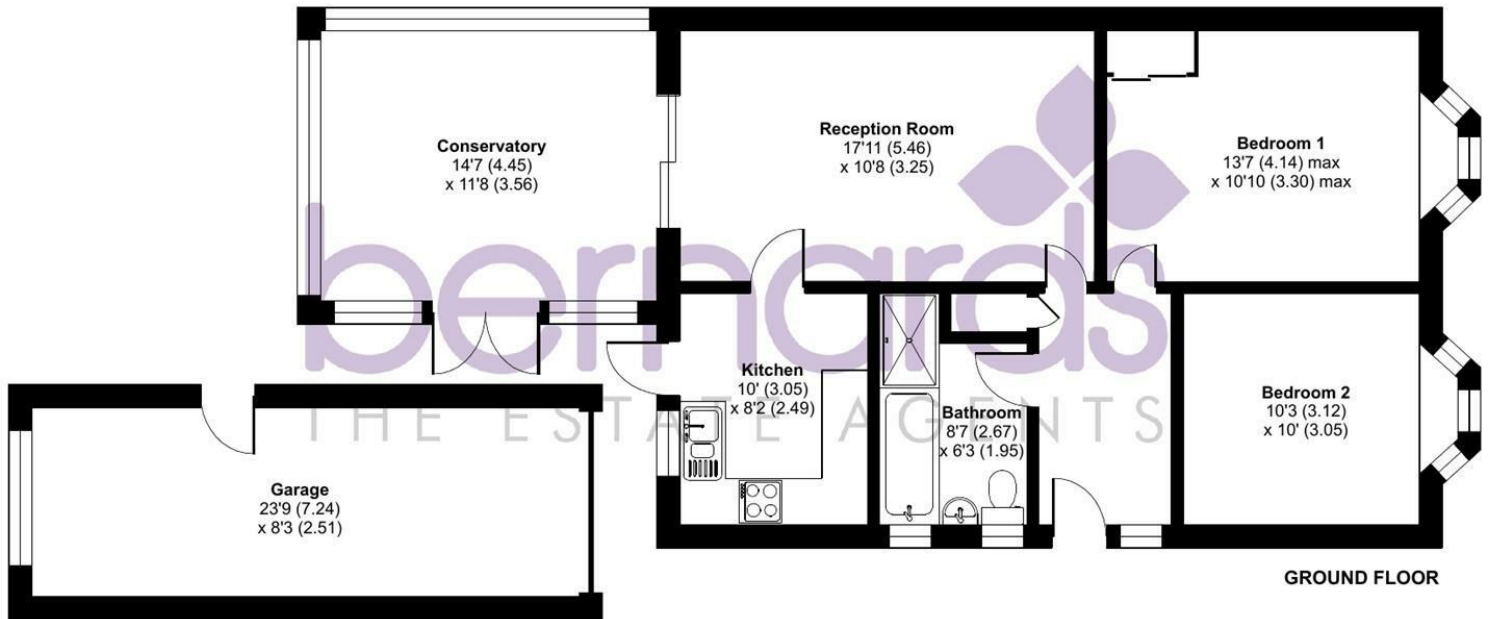
Cavanna Close, Gosport, PO13

Approximate Area = 861 sq ft / 80 sq m

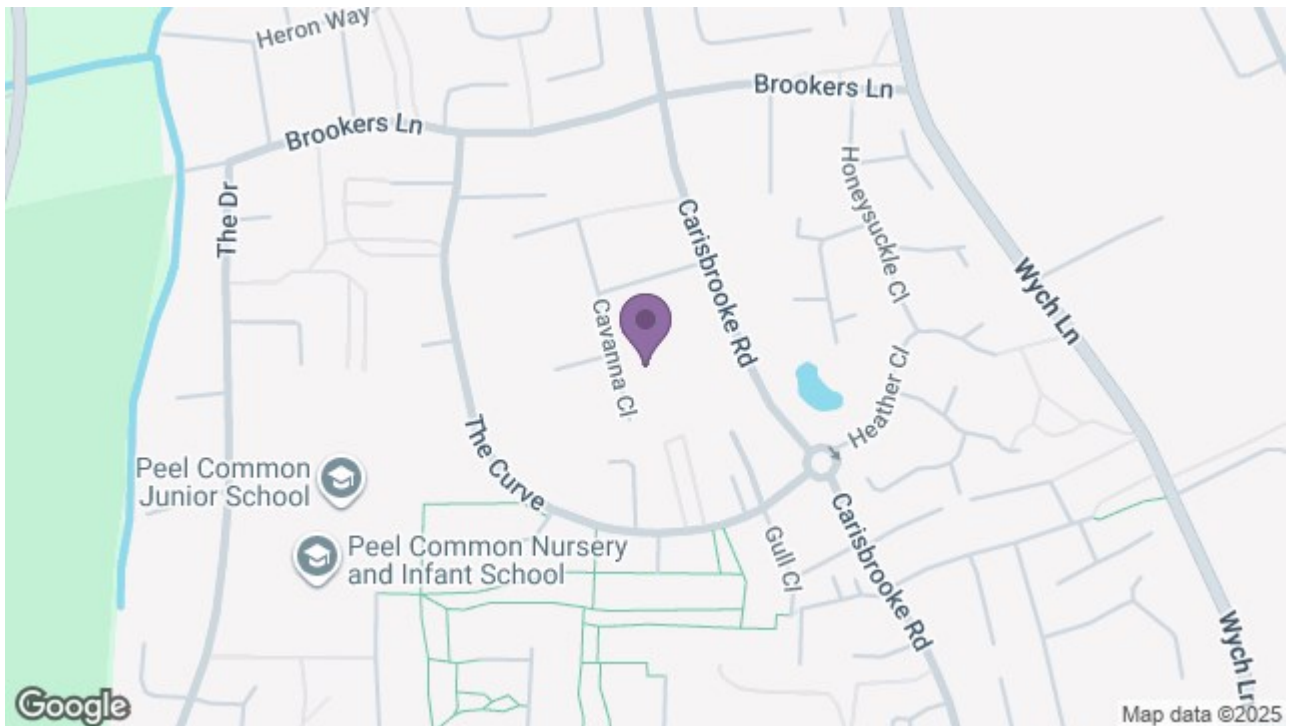
Garage = 193 sq ft / 17.9 sq m

Total = 1054 sq ft / 97.9 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1334445



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