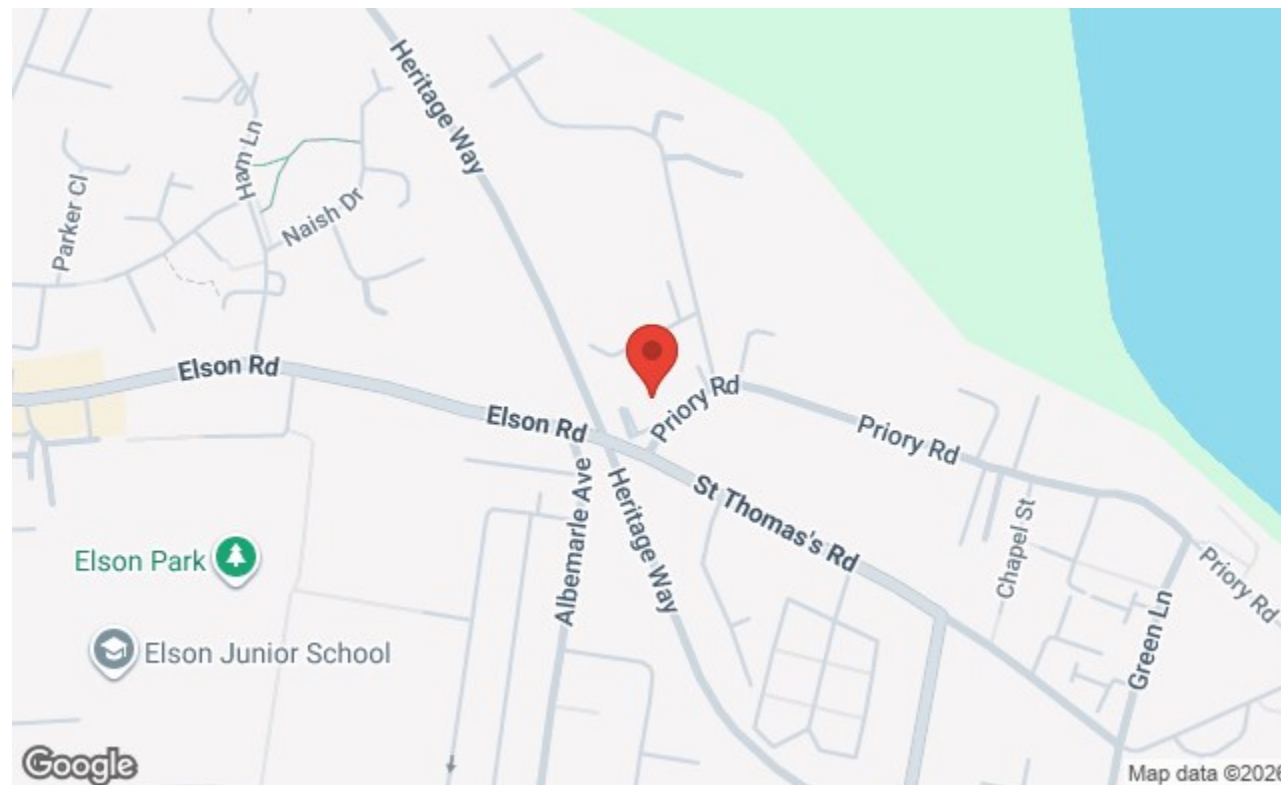


Priory Road, Gosport, PO12

Approximate Area = 1243 sq ft / 115.4 sq m
Outbuilding = 257 sq ft / 23.8 sq m
Total = 1500 sq ft / 139.2 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397505



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



Asking Price £350,000

Priory Road, Gosport PO12 4LF

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HIGHLIGHTS

- Spacious three-bedroom semi-detached home in the highly sought-after Hardway area
- Short walk to the waterfront, local pubs, restaurants, and bus routes
- Off-road parking via front driveway
- Gas central heating (combi boiler) and double glazing
- Welcoming living room featuring a log burner
- Modern refitted kitchen (approx. 2021)
- Separate utility room and downstairs WC
- outbuilding with light, power, and cold water, ideal as a craft room
- Separate office area

Bernards Estate Agents are delighted to offer for sale this spacious three-bedroom semi-detached house, located in the highly sought-after Hardway area of Gosport. The property is within a short walk of the waterfront, local pubs and restaurants, and convenient bus routes.

The home benefits from double glazing and gas central heating via a regularly serviced combi boiler. On the ground floor, the accommodation comprises a downstairs WC, a bright living room featuring a log burner, and a modern refitted kitchen (approximately 2021) with an integrated microwave oven, a butler sink, and a pantry. There is also a separate utility room and a conservatory overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms, along with access to the loft via a fitted ladder; the loft is boarded, providing useful storage space.

Externally, the property offers a front driveway providing off-road parking. To the rear is a generous, private garden that is not overlooked, featuring a fish pond, patio area, fruit trees, a vegetable patch with greenhouse, and access to an outbuilding. The outbuilding is currently used as a craft room and benefits from light, power, and cold water supply, as well as a separate office area.

Viewing is highly recommended to fully appreciate the space and setting this property has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
DOWNSTAIRS WC
LIVING ROOM
13'11 x 13'0 (4.24m x 3.96m)
KITCHEN/DINER
19'5 x 13'3 (5.92m x 4.04m)
CONSERVATORY
11'1 x 10'9 (3.38m x 3.28m)
UTILITY ROOM
11'0 x 8'9 (3.35m x 2.67m)
LANDING
BEDROOM ONE
14'3 x 11'9 (4.34m x 3.58m)
BEDROOM TWO
13'11 x 12'7 (4.24m x 3.84m)
BEDROOM THREE
8'2 x 7'4 (2.49m x 2.24m)
BATHROOM
6'10 x 6'5 (2.08m x 1.96m)
OUTSIDE
FRONT DRIVEWAY
ENCLOSED REAR GARDEN
WORKSHOP
16'0 x 11'7 (4.88m x 3.53m)
OFFICE
11'7 x 6'2 (3.53m x 1.88m)
FREEHOLD / COUNCIL TAX BAND C
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		
EU Directive 2002/91/EC	69	76
England & Wales		



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