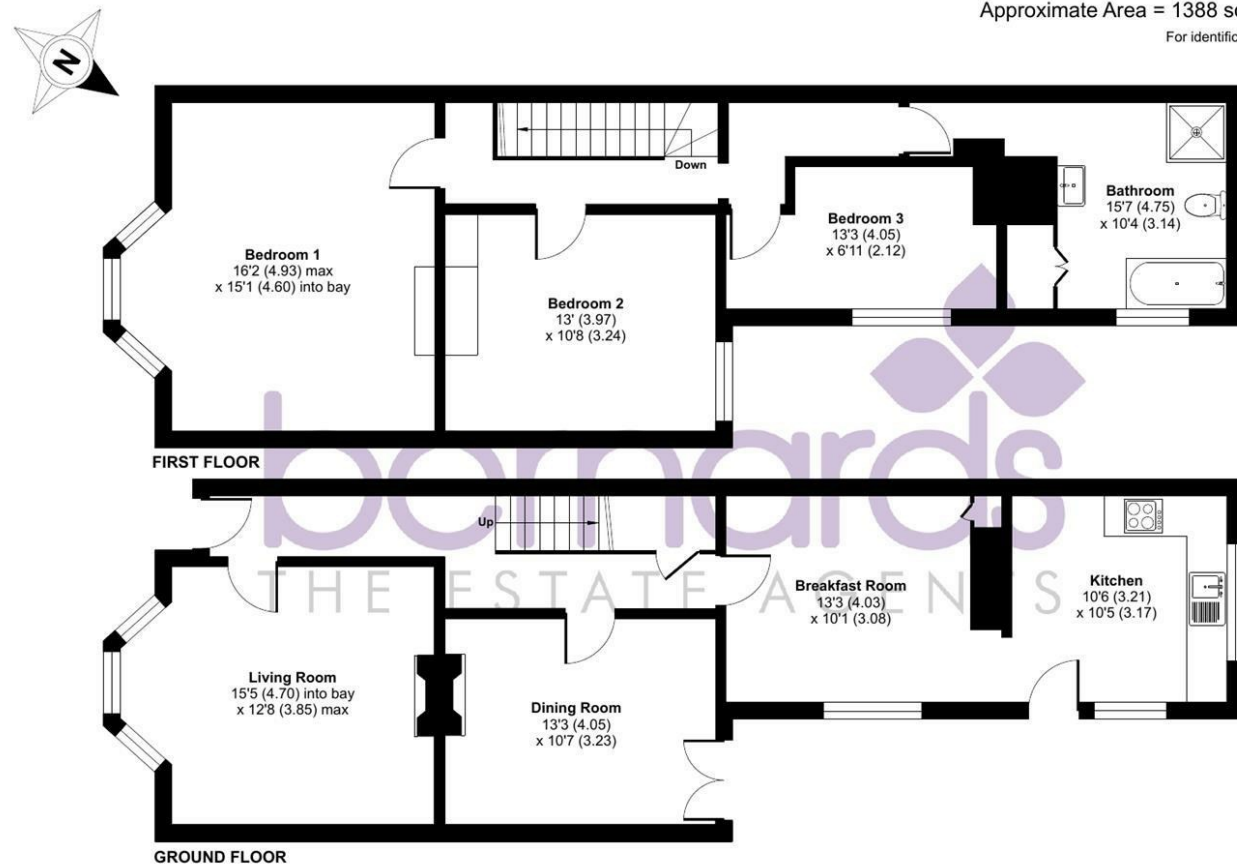
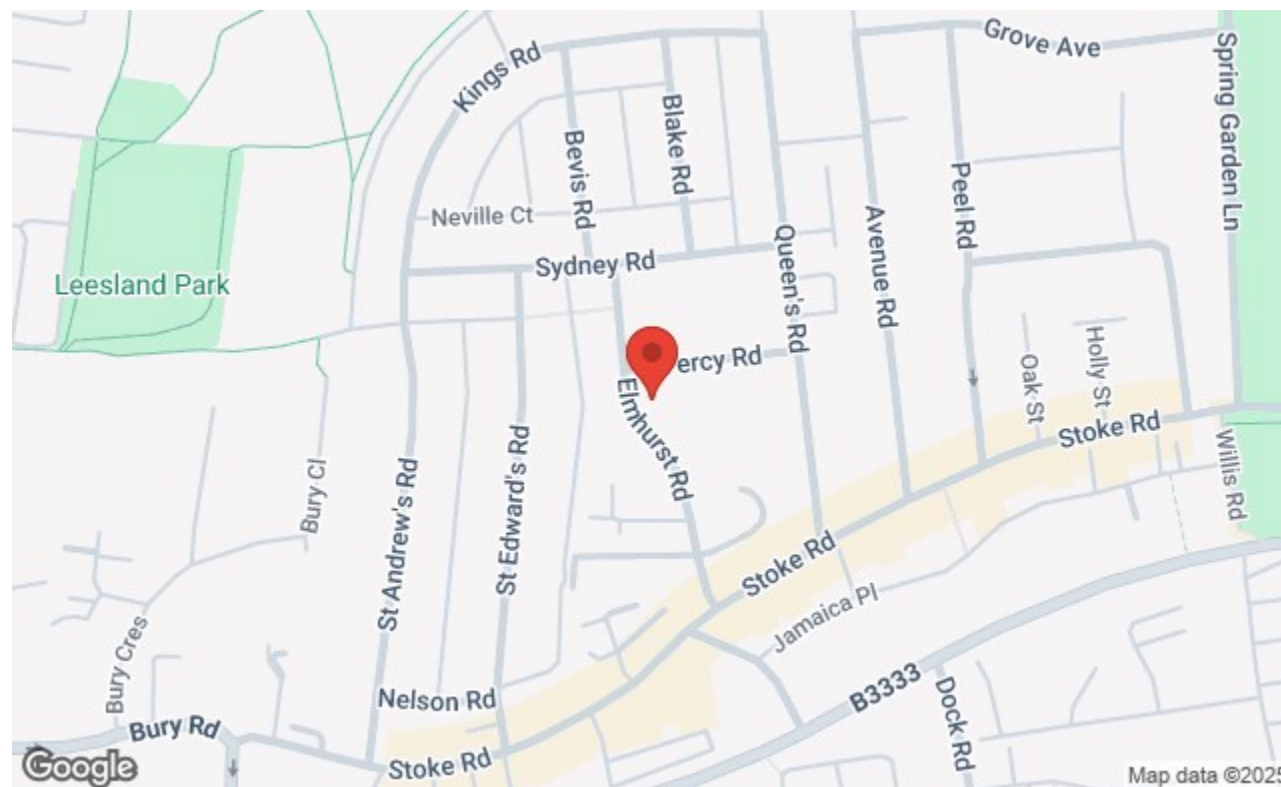


Elmhurst Road, Gosport, PO12

Approximate Area = 1388 sq ft / 128.9 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1243677



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



Asking Price £280,000

Elmhurst Road, Gosport PO12 1PG

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ TERRACED HOUSE
- ❖ FOUR PIECE BATHROOM
- ❖ THREE RECEPTION ROOMS
- ❖ FITTED KITCHEN
- ❖ REAR GARDEN LAID TO LAWN AND PATIO
- ❖ WEST FACING GARDEN
- ❖ OVER 1300SQ FT
- ❖ CLOSE TO LOCAL AMENITIES
- A MUST VIEW

Nestled on the charming Elmhurst Road in Gosport, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,388 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that serves as a versatile area for relaxation and entertainment. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home. The property features a well-appointed bathroom,

ensuring that all essential amenities are readily available.

The location of this residence is particularly appealing, with easy access to local amenities, schools, and parks, making it a great choice for families.

Whether you are a first-time buyer or seeking a new family abode, this property is sure to meet your needs and expectations. Do not miss the chance to make this lovely house your new home. Contact us today to arrange a viewing.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
15'5" * 12'7" (4.70 * 3.85)

DINING ROOM
13'3" * 10'7" (4.05 * 3.23)

BREAKFAST ROOM
13'2" * 10'1" (4.03 * 3.08)

KITCHEN
10'6" * 10'4" (3.21 * 3.17)

BEDROOM ONE
16'2" * 15'1" (4.93 * 4.60)

BEDROOM TWO
13'0" * 10'7" (3.97 * 3.24)

BEDROOM THREE
13'3" * 6'11" (4.05 * 2.12)

BATHROOM
15'7" * 10'3" (4.75 * 3.14)

COUNCIL TAX BAND B

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!

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.

REMOVAL QUOTE

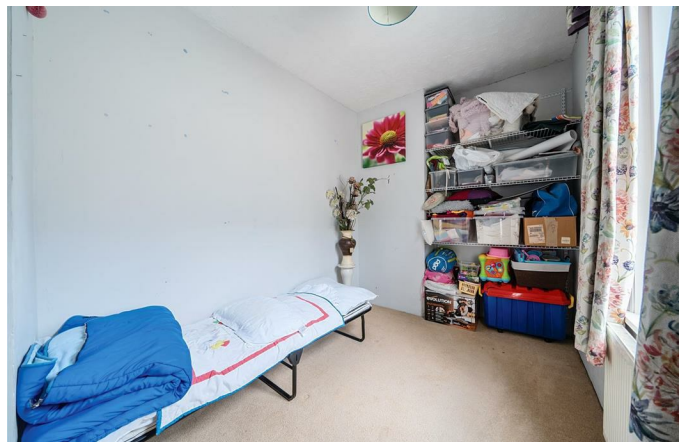
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

ANTI-MONEY LAUNDERING (AML)

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

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		
EU Directive 2002/91/EC		
England & Wales		



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