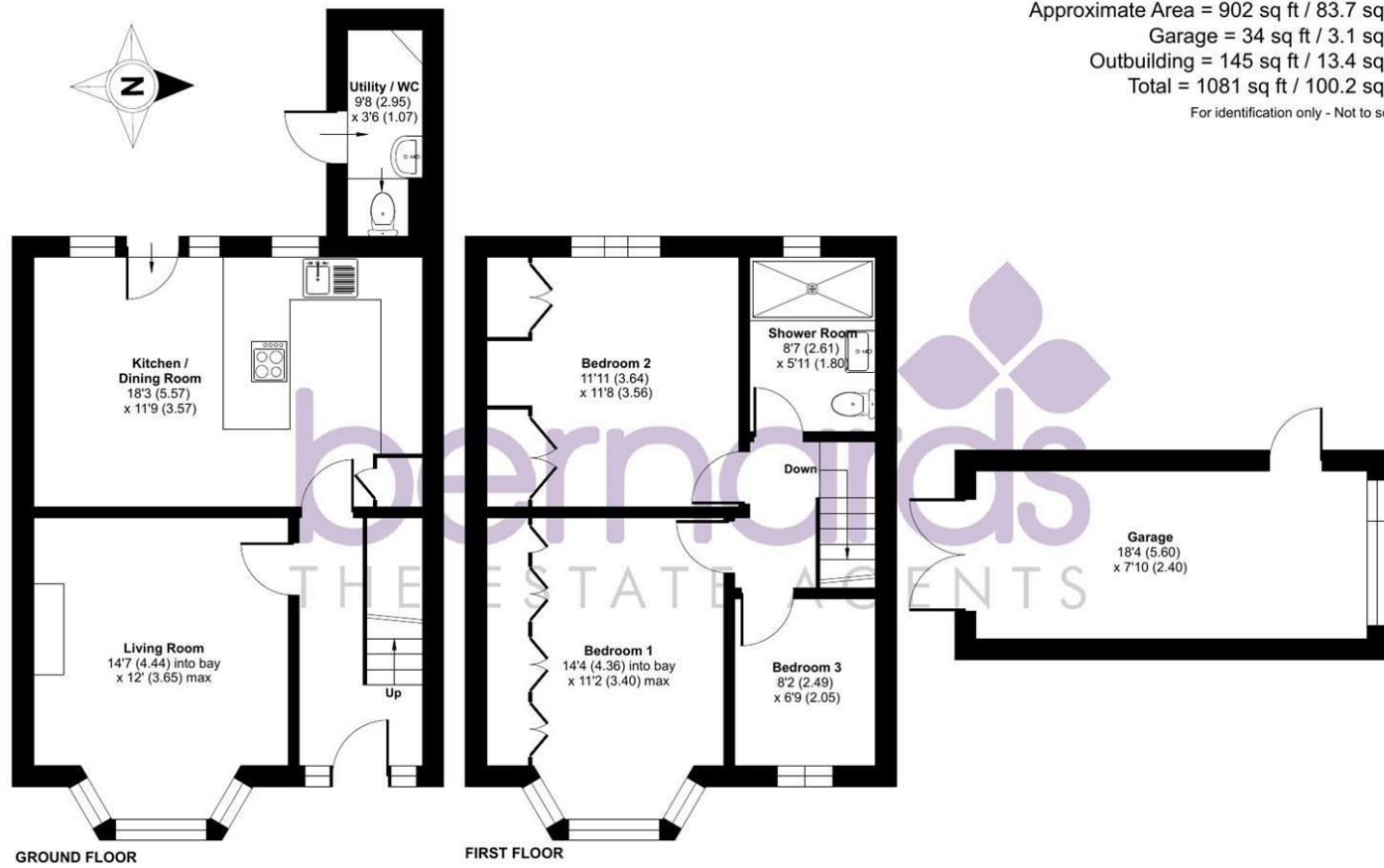


## Oval Gardens, Gosport, PO12

Approximate Area = 902 sq ft / 83.7 sq m  
 Garage = 34 sq ft / 3.1 sq m  
 Outbuilding = 145 sq ft / 13.4 sq m  
 Total = 1081 sq ft / 100.2 sq m  
 For identification only - Not to scale

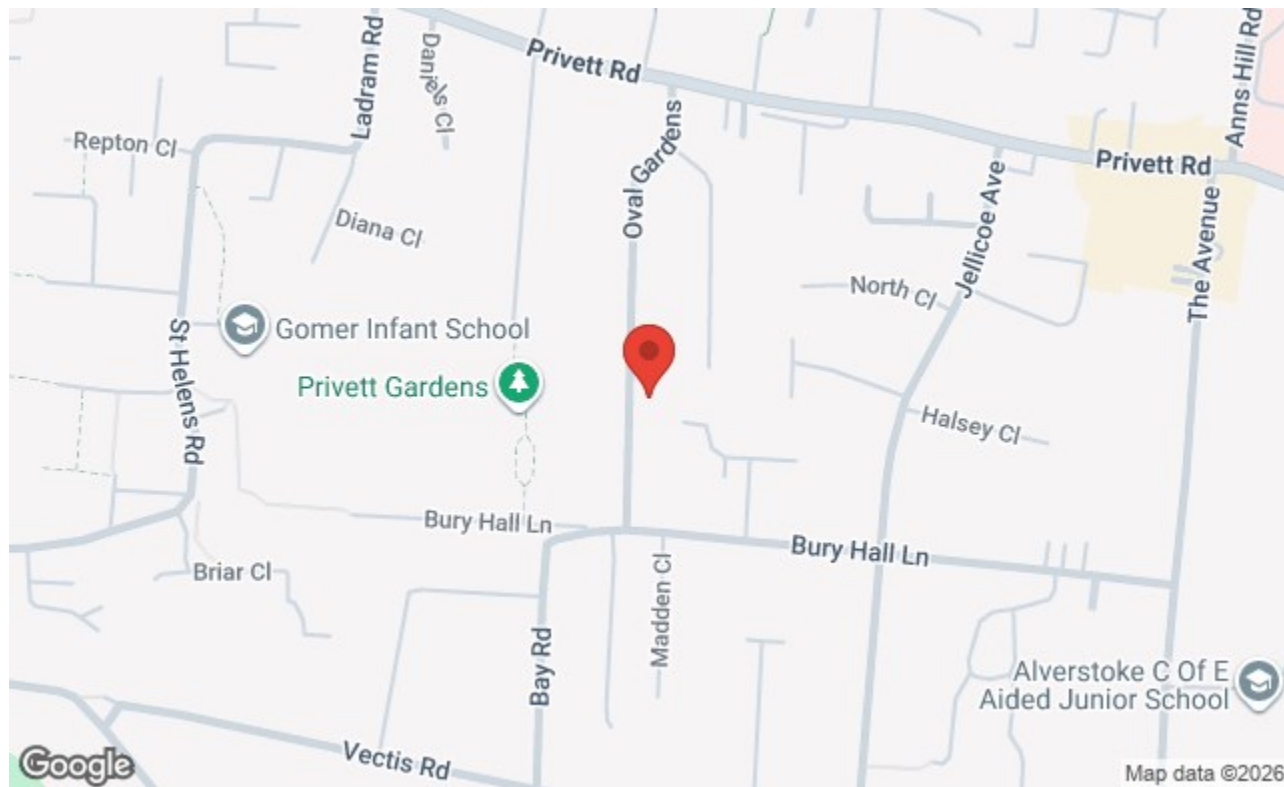


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1415730



Asking Price £370,000

Oval Gardens, Gosport PO12 2RB



### HIGHLIGHTS

- ❖ Three bedroom semi-detached house
- ❖ Sought-after Privett location in Alverstone
- ❖ Beautifully presented and improved by current owners
- ❖ Lounge with feature bay window
- ❖ Newly fitted kitchen/diner
- ❖ Downstairs WC
- ❖ Modern refitted shower room
- ❖ Detached garage
- ❖ Within Bay House School catchment

Bernards Estate Agents are delighted to present this very well-presented three-bedroom semi-detached home, situated in the highly sought-after Privett area of Alverstone, Gosport.

Beautifully improved by the current owners, the property offers a welcoming front reception room featuring an attractive bay window, creating a bright and comfortable living space. To the rear, there is a spacious, newly fitted kitchen/diner complete with breakfast bar and integrated appliances, ideal for modern family living and entertaining. The ground floor also benefits from a convenient downstairs WC with utility area.

Upstairs, there are three well-proportioned bedrooms and a stylish, recently refitted modern shower room.

Externally, the property boasts a generous enclosed rear garden, with direct access to a detached garage. Additional benefits include double glazing and gas central heating.

The location is particularly appealing, being within easy reach of Stokes Bay Beach and Stanley Park, and falling within the popular Bay House School catchment area.

Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**DOWNSTAIRS WC/UTILITY**  
9'8 x 3'6 (2.95m x 1.07m)

**LIVING ROOM**  
14'7 x 12'0 (4.45m x 3.66m)

**KITCHEN/DINER**  
18'3 x 11'9 (5.56m x 3.58m)

## LANDING

**BEDROOM ONE**  
14'4 x 11'2 (4.37m x 3.40m)

**BEDROOM TWO**  
11'11 x 11'8 (3.63m x 3.56m)

**BEDROOM THREE**  
8'2 x 6'9 (2.49m x 2.06m)

**SHOWER ROOM**  
8'7 x 5'11 (2.62m x 1.80m)

## OUTSIDE

**ENCLOSED REAR GARDEN**

**DETACHED GARAGE**  
18'4 x 7'10 (5.59m x 2.39m)

**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.

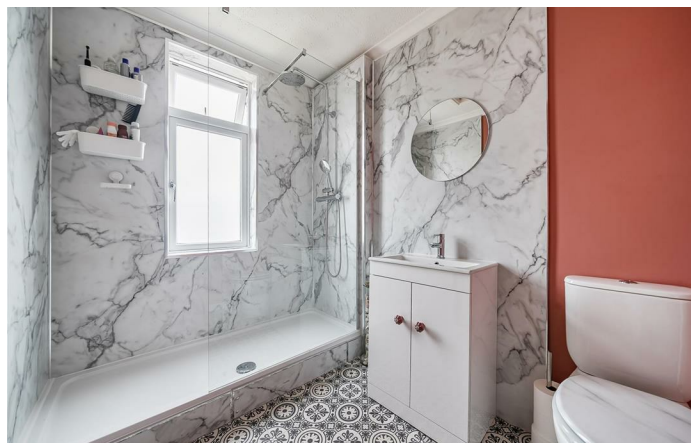
## SOLICITORS

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			
(92-100) 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		74	80
England & Wales			



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