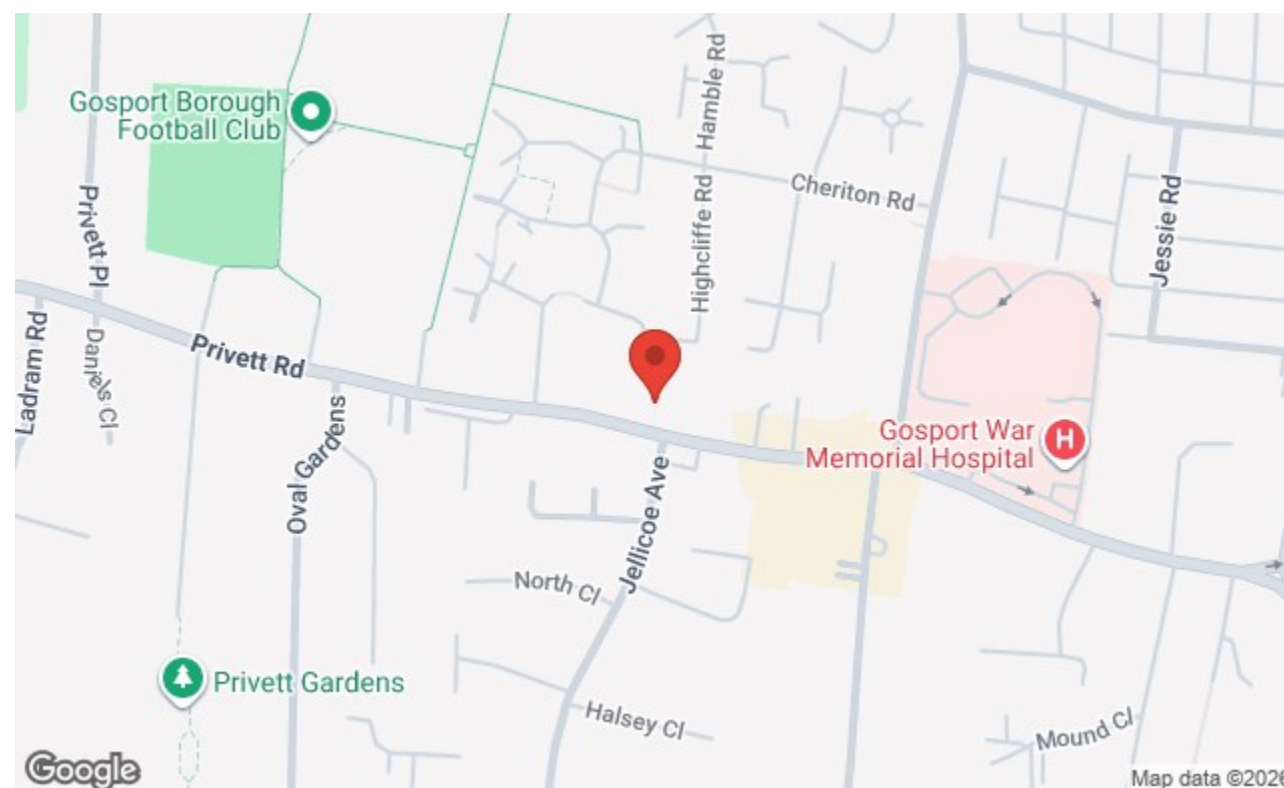


Privett Road, Gosport, PO12

Approximate Area = 1634 sq ft / 151.8 sq m
Garage = 130 sq ft / 12 sq m
Total = 1764 sq ft / 163.8 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: 1343589



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



Offers Over £400,000

Privett Road, Gosport PO12 3SU

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THE ESTATE AGENTS



HIGHLIGHTS

- Charming Four-Bedroom Semi-Detached Home
- Located in the sought-after Alverstoke area
- Downstairs shower room with WC
- Spacious living room with feature bay window
- Sitting room
- Dining room
- Conservatory
- Four generously sized bedrooms
- Garage
- Bay House School catchment

****Price Range £400,000 to £425,000****

Bernards are delighted to bring to market this character-filled four-bedroom semi-detached house, located in the highly sought-after Alverstoke area of Gosport. This spacious and well-presented home is ideally positioned on a convenient bus route, close to a parade of local shops, and falls within the popular Bay House School catchment area—making it a perfect choice for families.

The property benefits from gas central heating via a combi boiler and double glazing, much of which was updated approximately three years ago. Thoughtfully improved by the current owners, the ground floor offers versatile and well-proportioned living spaces. It features a modern downstairs shower room with WC, a bright living room with a feature bay window, a sitting room retaining beautiful period details and direct access to the garden, and a separate dining room with a charming stable door also leading out to the garden. A conservatory, installed around three years ago, provides an additional relaxing space, while the modern fitted kitchen—refurbished approximately five years ago—comes complete with

integrated appliances.

Upstairs, the property boasts four generously sized bedrooms along with a contemporary family bathroom, which was fitted around three years ago. The loft is accessible via a pull-down ladder and has been boarded to provide useful storage space.

Outside, the home offers a well-maintained garden complete with an outdoor tap, power point, side access, and a garage, making it ideal for family life or entertaining.

This is a beautifully maintained home in a fantastic location, offering space, character, and modern convenience. A viewing is highly recommended to fully appreciate all that this property has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
DOWNSTAIRS SHOWER ROOM & WC

LIVING ROOM
15'10 x 11 (4.83m x 3.35m)

SITTING ROOM
12 x 11'11 (3.66m x 3.63m)

DINING ROOM
13'9 x 10'11 (4.19m x 3.33m)

KITCHEN
15'3 x 11 (4.65m x 3.35m)

CONSERVATORY
11'0 x 6'5 (3.35m x 1.96m)

LANDING

BEDROOM ONE
13 x 11'1 (3.96m x 3.38m)

BEDROOM TWO
11'11 x 11'10 (3.63m x 3.61m)

BEDROOM THREE
13'6 x 8 (4.11m x 2.44m)

BEDROOM FOUR
11'1 x 6'11 (3.38m x 2.11m)

BATHROOM
9'2 x 7'6 (2.79m x 2.29m)

FREEHOLD / COUNCIL TAX BAND D

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE
16'3 x 8 (4.95m x 2.44m)

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.

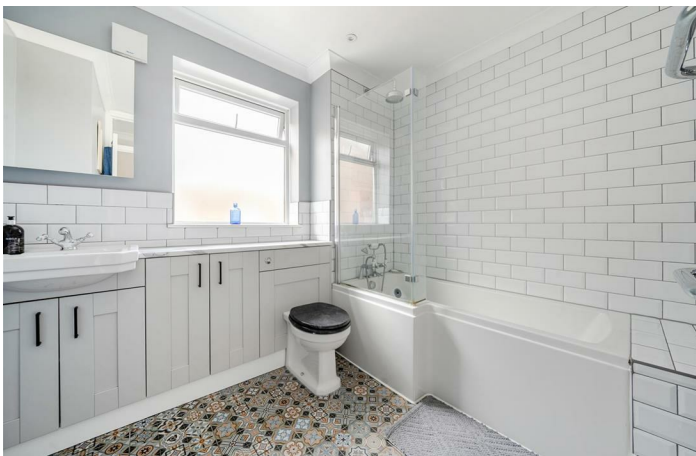
SOLICITORS

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		
England & Wales		



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