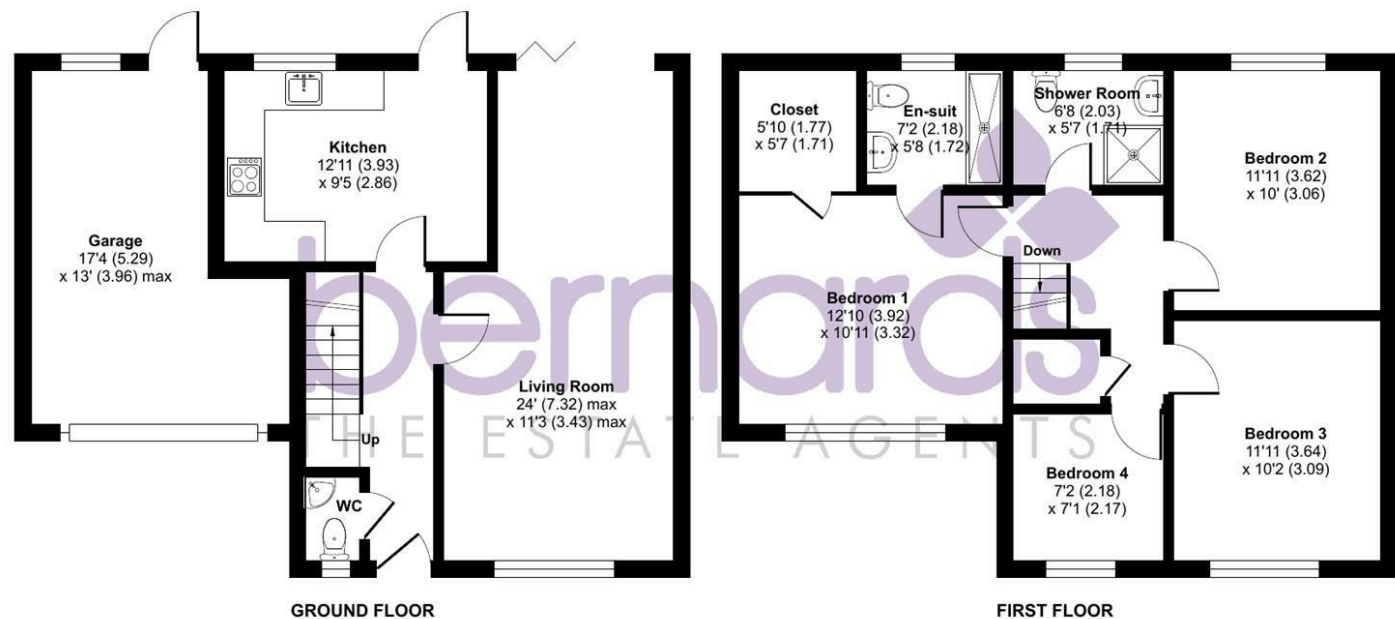




## Blenheim Gardens, Gosport, PO12

Approximate Area = 1137 sq ft / 105.6 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 1316 sq ft / 122.2 sq m  
For identification only - Not to scale

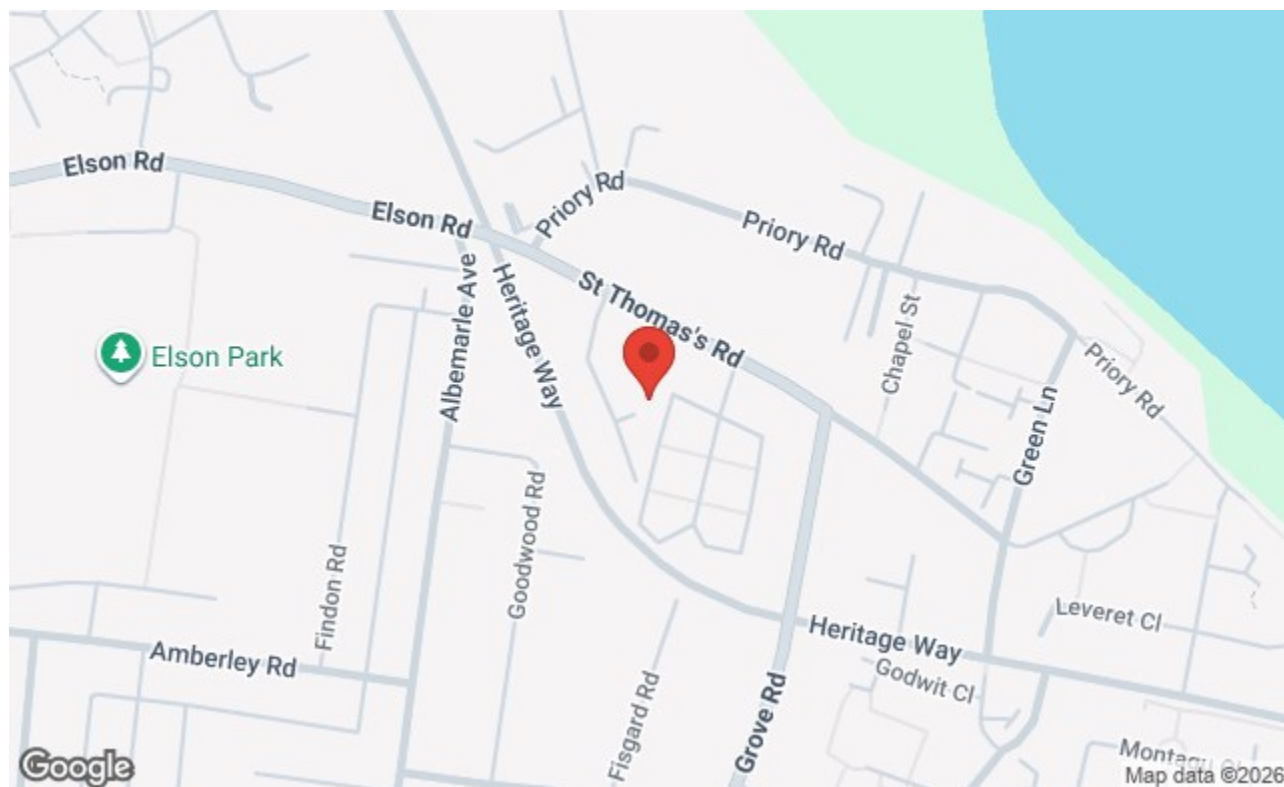


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1296868



# Offers Over £375,000

## Blenheim Gardens, Gosport PO12 4JT



### HIGHLIGHTS

- FOUR BEDROOMS
- SEMI DETACHED HOUSE
- DOWNSTAIRS WC
- EN SUITE TO MASTER BEDROOM
- OFF ROAD PARKING
- 17FT GARAGE
- ENCLOSED REAR GARDEN
- CUL DE SAC LOCATION
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Nestled in the sought-after Hardway area of Gosport, this charming semi-detached house on Blenheim Gardens offers a perfect blend of comfort and modern living. Built in 1986, this well-presented property spans an impressive 1,316 square feet and boasts four spacious bedrooms, making it an ideal family home.

Upon entering, you are greeted by a welcoming atmosphere, enhanced by double glazing. The ground floor features a convenient downstairs WC, a modern fitted kitchen complete with some built-in appliances, and a generous lounge/diner. The lounge/diner is particularly noteworthy, as it is fitted with bi-fold doors that open seamlessly to the garden, creating a wonderful space for entertaining or simply enjoying the outdoors.

Venturing upstairs, you will find a well-appointed shower room and four good-sized bedrooms. The master bedroom is a true retreat, featuring a

dressing room and an en suite bathroom, ensuring privacy and comfort.

Outside, the property offers ample parking, with a driveway leading to a garage equipped with light, power, and plumbing. This versatile space could serve various purposes, whether for parking or as a workshop. Additionally, there is a separate workshop, also with light and power, which has previously been used for business purposes, providing further potential for the new owner.

The enclosed rear garden is a delightful feature, complete with an outside tap, making it easy to maintain. This property is not just a house; it is a home that offers a wonderful lifestyle in a desirable location. Bernards invites you to explore this exceptional opportunity to own a piece of Hardway living.

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**

**LIVING ROOM**  
24'0 x 11'3 (7.32m x 3.43m)

**KITCHEN**  
12'11 x 9'5 (3.94m x 2.87m)

**LANDING**

**BEDROOM ONE**  
12'10 x 10'11 (3.91m x 3.33m)

**EN SUITE BATHROOM**  
7'2 x 5'8 (2.18m x 1.73m)

**WALK IN WARDROBE**  
5'10 x 5'7 (1.78m x 1.70m)

**BEDROOM TWO**  
11'11 x 10'0 (3.63m x 3.05m)

**BEDROOM THREE**  
11'11 x 10'2 (3.63m x 3.10m)

**BEDROOM FOUR**  
7'2 x 7'1 (2.18m x 2.16m)

**SHOWER ROOM**  
6'8 x 5'7 (2.03m x 1.70m)

**ENCLOSED REAR GARDEN**

**DRIVEWAY**

**GARAGE**  
17'4 x 13'0 (5.28m x 3.96m)

**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.

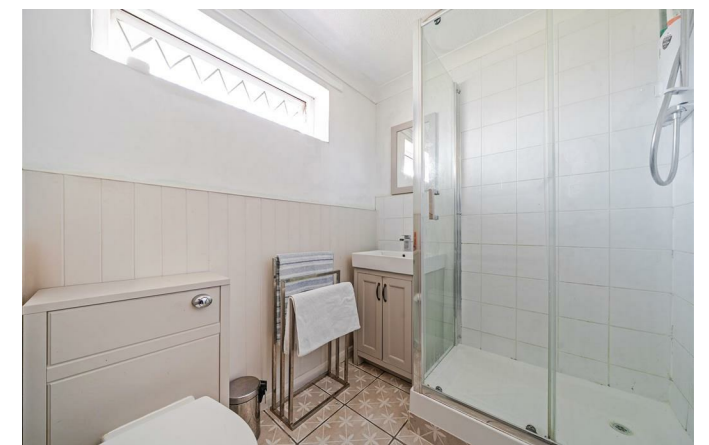
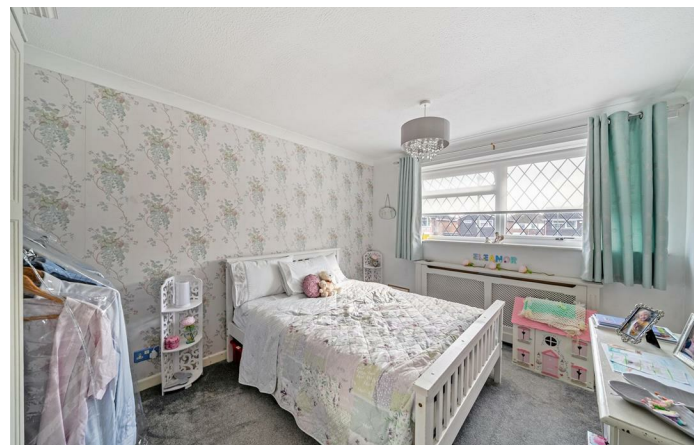
**ANTI MONEY LAUNDERING**

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

**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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	80
(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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