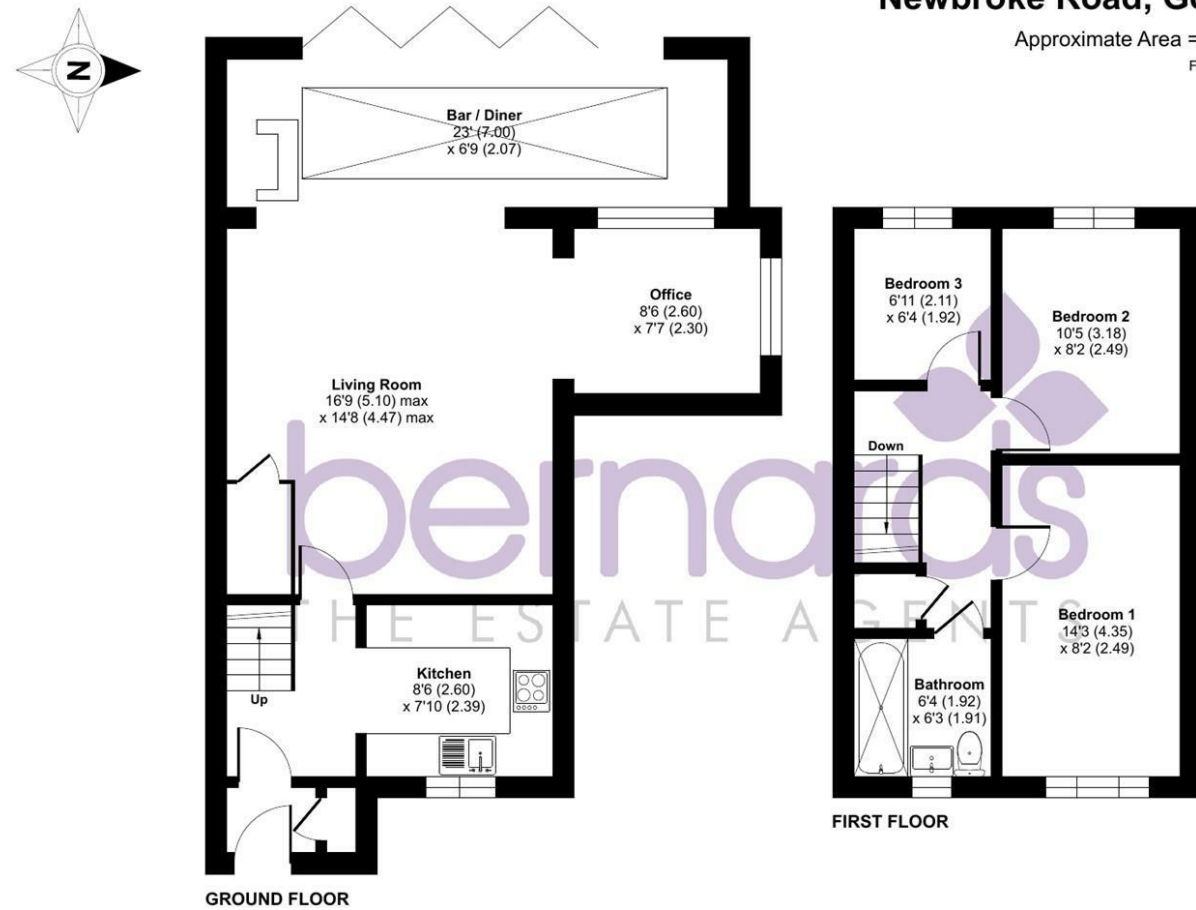
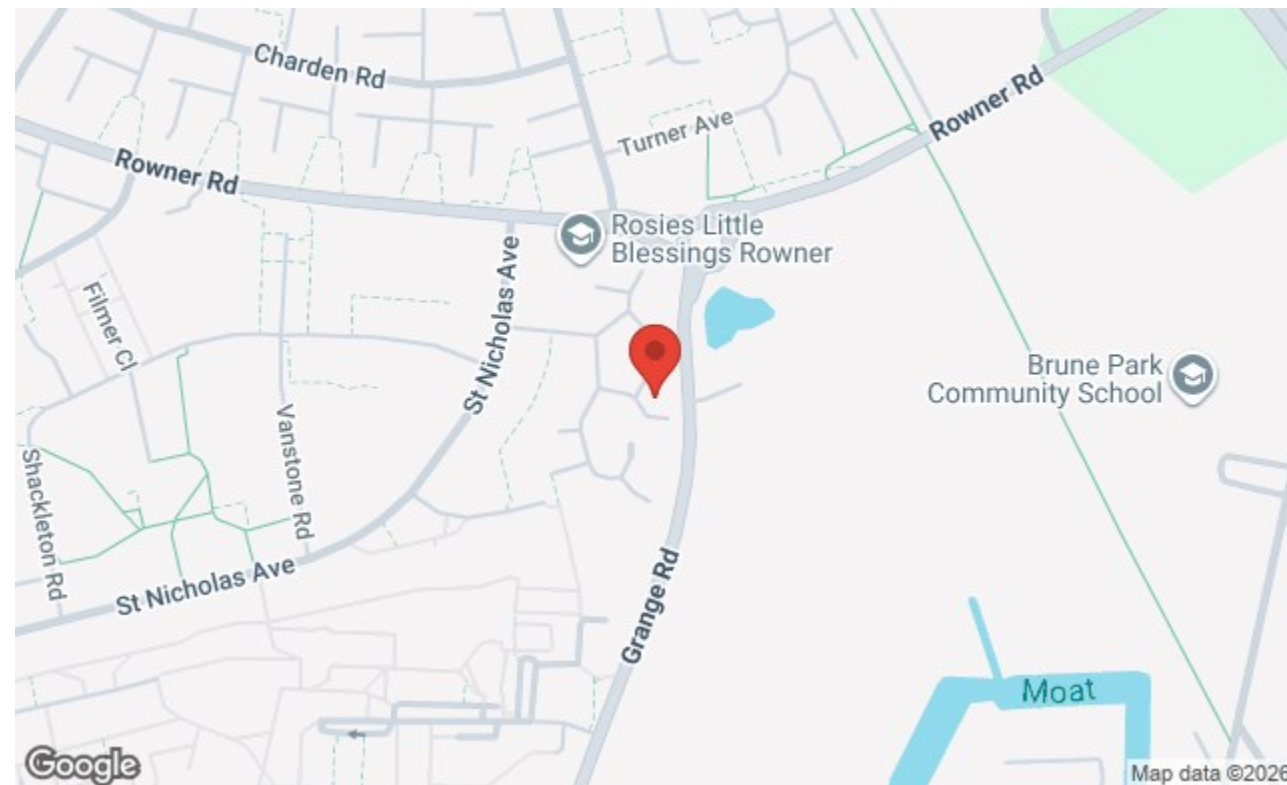


Newbroke Road, Gosport, PO13

Approximate Area = 1019 sq ft / 94.6 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: 1405608



Offers Over £315,000

Newbroke Road, Gosport PO13 9UJ



HIGHLIGHTS

- Modern extended three-bedroom end-of-terrace house
- Double glazing & gas central heating
- Modern kitchen fitted 4-5 years ago
- Spacious living room & separate dining area
- Orangery with bi-fold doors
- Refitted family bathroom (2025)
- Front driveway leading to garage with loft space, light & power
- Located near Alver Village shops & Alver Valley Country Park

Bernards Estate Agents are delighted to offer for sale this modern and extended three-bedroom end-of-terrace home, ideally positioned on the outskirts of Gosport.

The property benefits from double glazing and gas central heating throughout. The ground floor comprises a contemporary kitchen, fitted approximately 4-5 years ago and complete with integrated appliances, a spacious living room with a defined dining area currently utilised as a home office, and an impressive orangery overlooking the rear garden with bi-fold doors, creating a bright and versatile living

space.

To the first floor are three well-proportioned bedrooms and a refitted family bathroom, completed in 2025.

Externally, the property offers a front driveway providing off-road parking and access to a garage with loft space, power and lighting. The rear garden enjoys a good degree of privacy, is not overlooked, and features a fish pond along with convenient side access.

Ideally located close to Alver Village shops and Tesco, local schools, bus routes, and Alver Valley Country Park. Early viewing is highly recommended.

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



Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE PORCH**
- ENTRANCE HALL**
- KITCHEN**
8'6" x 7'10" (2.59m x 2.39m)
- LIVING ROOM**
16'9" x 14'8" (5.11m x 4.47m)
- OFFICE**
8'6" x 7'7" (2.59m x 2.31m)
- ORANGERY/DINING ROOM**
23'0" x 6'9" (7.01m x 2.06m)
- LANDING**
- BEDROOM ONE**
14'3" x 8'2" (4.34m x 2.49m)
- BEDROOM TWO**
10'5" x 8'2" (3.18m x 2.49m)
- BEDROOM THREE**
6'11" x 6'4" (2.11m x 1.93m)
- BATHROOM**
6'4" x 6'3" (1.93m x 1.91m)
- ENCLOSED REAR GARDEN**
- DRIVEWAY**
- GARAGE**
17'4" x 7'6" (5.3 x 2.3)

FREEHOLD / COUNCIL TAX BAND B

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.

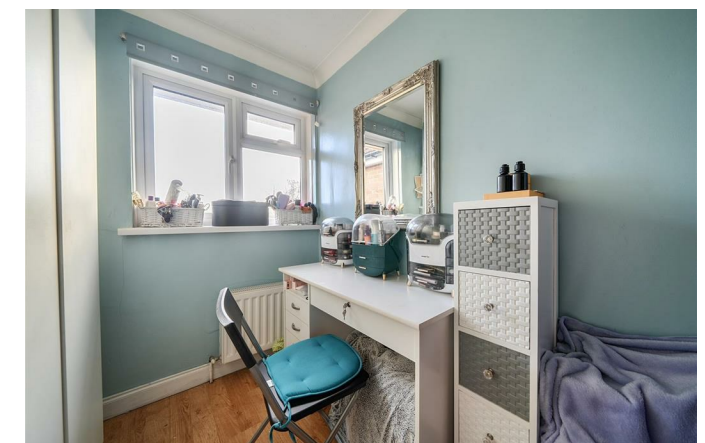
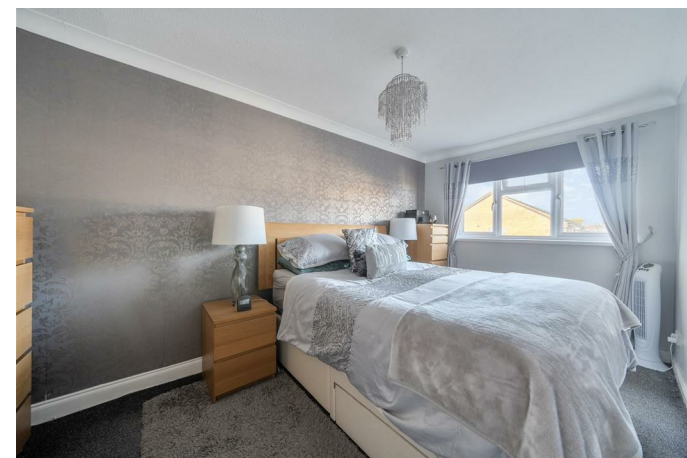
REMOVALS
As part of our drive to assist clients with

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		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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