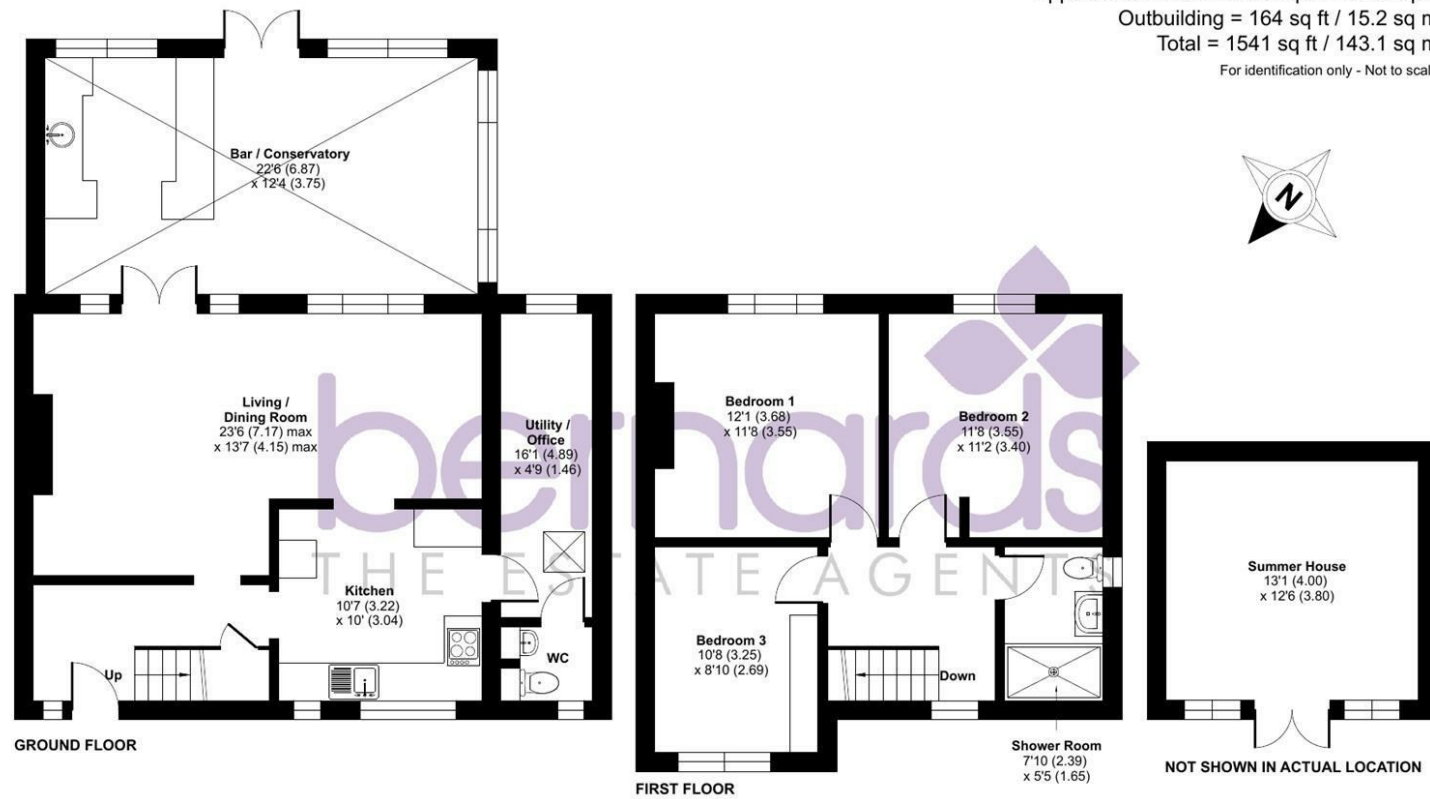
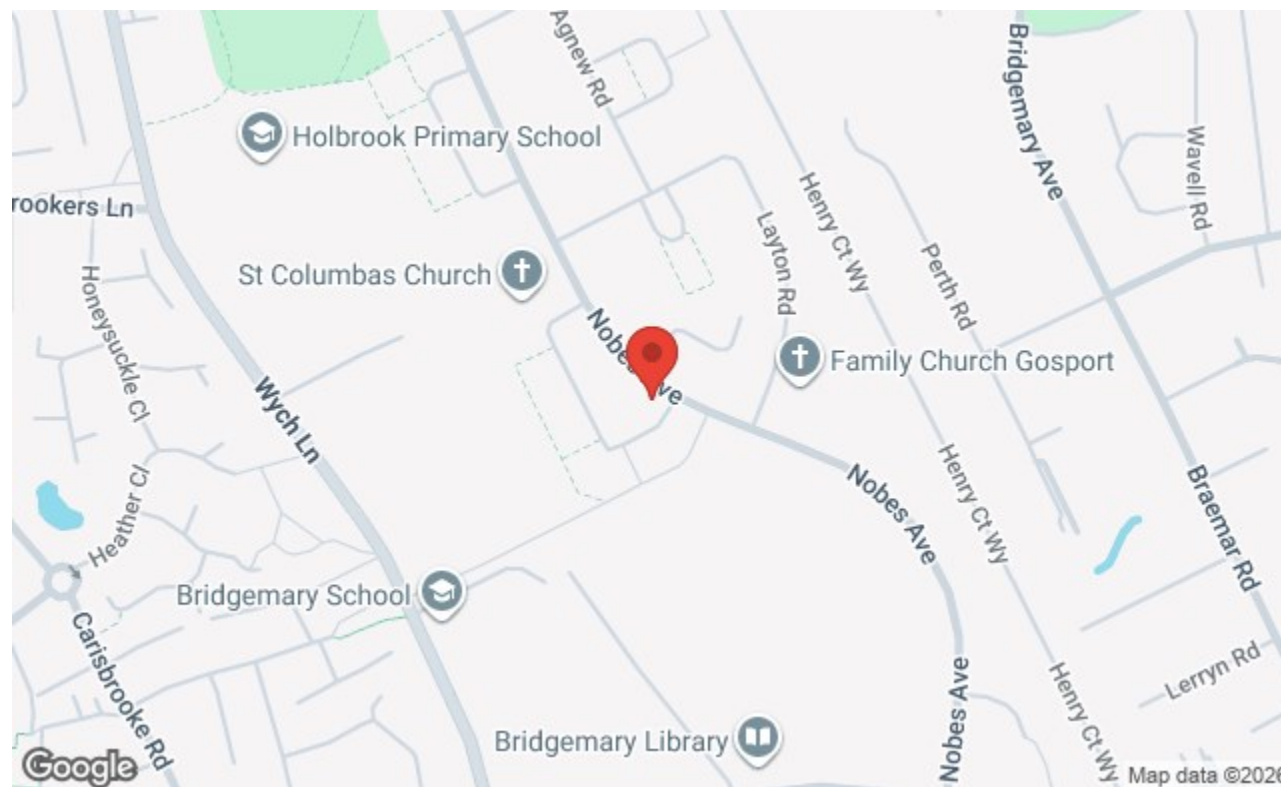


Nobes Avenue, Gosport, PO13

Approximate Area = 1377 sq ft / 127.9 sq m
Outbuilding = 164 sq ft / 15.2 sq m
Total = 1541 sq ft / 143.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (PMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1493646



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



Offers Over £295,000

Nobes Avenue, Gosport PO13 0HS

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HIGHLIGHTS

- Spacious extended three-bedroom semi-detached house
- Situated on the outskirts of Gosport
- Generous and versatile accommodation
- Ground floor WC and separate study
- Conservatory with fitted bar
- Modern fitted shower room approximately one year old
- Driveway providing off-road parking for two vehicles
- Large summer house with light and power
- Separate workshop with light and power
- Ideal location for commuters

Guide Price £295,000 - £305,000

Spacious Extended Three-Bedroom Semi-Detached Home on the Outskirts of Gosport

Bernards are delighted to offer for sale this spacious and extended three-bedroom semi-detached house, ideally situated on the outskirts of Gosport. Perfectly positioned for those needing to commute out of Gosport for work, the property benefits from being close to local amenities, including a parade of shops, regular bus routes, and well-regarded local schools.

The property is well presented throughout and benefits from double glazing and gas central heating via a combination boiler.

The ground floor offers excellent living space, comprising a useful downstairs WC, a separate study ideal for home working, a generous lounge/diner, and a fitted kitchen. To the rear is a fantastic conservatory complete with a fitted bar, which benefits from its own dedicated hot water tank, creating the perfect space for entertaining friends

and family.

Upstairs, there are three well-proportioned bedrooms and a modern fitted shower room, approximately one year old, featuring a Bluetooth-enabled mirror.

Externally, the property continues to impress with a front driveway providing off-road parking for two vehicles. The rear garden is a great size and offers excellent versatility, featuring a large summer house currently used as an additional bedroom, complete with light and power. There is also a separate workshop/shed, again with light and power, ideal for hobbies, storage, or those requiring a dedicated workspace. The property further benefits from rear vehicle access.

An internal viewing is highly recommended to appreciate the generous accommodation, versatile outdoor space, and convenient location this extended family home has to offer.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN

10'6" x 9'11" (3.22 x 3.04)

UTILITY/OFFICE

16'0" x 4'9" (4.89 x 1.46)

LIVING/DINING ROOM

23'6" (max) x 13'7" (max) (7.17 (max) x 4.15 (max))

BAR/CONSERVATORY

22'6" x 12'3" (6.87 x 3.75)

FIRST FLOOR LANDING

BEDROOM ONE

12'0" x 11'7" (3.68 x 3.55)

BEDROOM TWO

11'7" x 11'1" (3.55 x 3.40)

BEDROOM THREE

10'7" x 8'9" (3.25 x 2.69)

SHOWER ROOM

7'10" x 5'4" (2.39 x 1.65)

OUTSIDE

ENCLOSED REAR GARDEN

SUMMERHOUSE

13'1" x 12'5" (4.00 x 3.80)

FREEHOLD - COUNCIL TAX BAND B

FINANCIAL SERVICES

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!

AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

BUYER VERIFICATION

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.

RECOMMENDED SOLICITORS

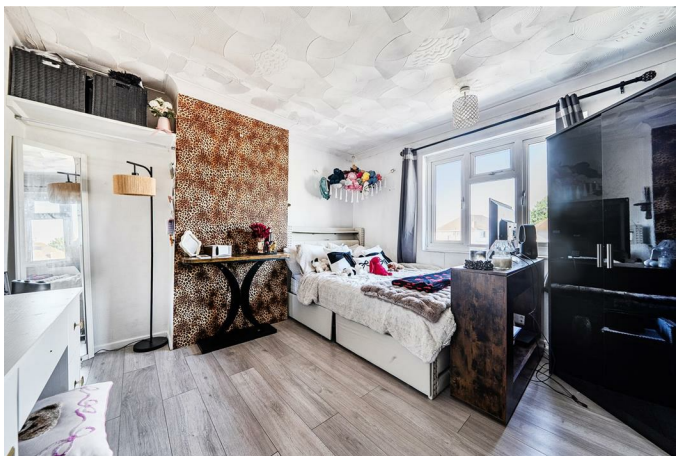
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We 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.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



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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