

Asking Price £299,995

Dunkeld Road, Gosport PO12 4NH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Three bedrooms
- ❖ Living room with bay window
- ❖ Modern fitted kitchen/diner
- ❖ Gas central heating
- ❖ Double glazing
- ❖ Good-sized rear garden
- ❖ Off-road parking for two cars
- ❖ Near schools and local shops
- ❖ Downstairs WC
- ❖ Double Garage

Bernards are delighted to present this beautifully maintained three-bedroom home, ideally located on a quiet one-way street in the highly sought-after Elson area of Gosport.

This attractive property offers a perfect blend of comfort, style, and practicality, featuring double glazing and gas central heating for year-round comfort and energy efficiency.

Ground Floor:

The home opens into a bright and welcoming entrance hall. At the front, the spacious living room features a charming bay window and a working open fireplace, creating a warm and inviting atmosphere, flooding the space with natural light. To the rear, a modern fitted kitchen/diner provides an ideal space for family living and entertaining, with double-glazed French doors leading directly onto the rear patio. A separate utility area adds further convenience, along with access to a downstairs WC.

First Floor:

Upstairs, you'll find three generously sized bedrooms, offering flexible accommodation for families or professionals alike. A sleek, contemporary family bathroom completes the first floor.

Outside:

The rear garden is a standout feature—extending over 80ft and enjoying a sunny aspect, it's perfect for children, pets, or outdoor entertaining.

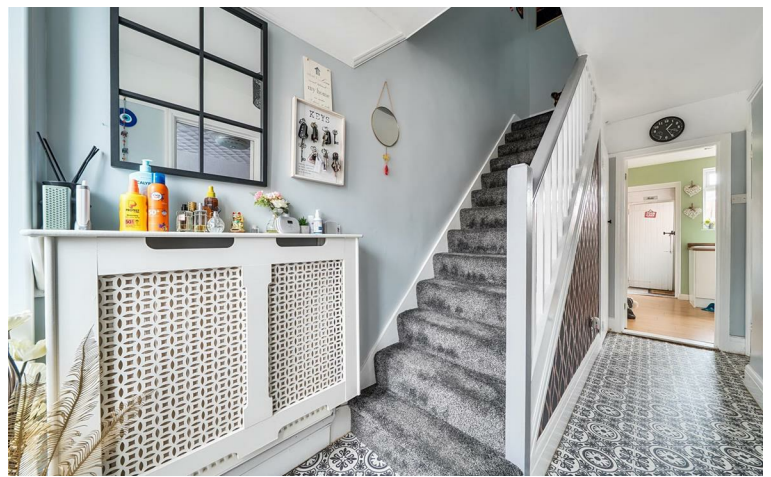
At the rear of the garden sits a large detached brick-built garage, beautifully constructed with a traditional pitched tiled roof and a spacious loft area for additional storage. This versatile outbuilding benefits from power and lighting, making it ideal as a workshop, studio, or home office. French doors open directly onto the garden patio, creating a seamless indoor-outdoor flow. A remote-controlled roller door at the rear provides convenient vehicle access from the generous service road.

The front of the property includes a driveway offering off-road parking for two vehicles.

Location: Ideally positioned close to well-regarded local schools, bus routes, and a handy parade of shops.

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02392 004660
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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

12'3 x 12'2 (3.73m x 3.71m)

KITCHEN/DINER

18 x 11'10 (5.49m x 3.61m)

UTILITY AREA

5'6 x 4 (1.68m x 1.22m)

LANDING

BEDROOM ONE

12'3 x 12'3 (3.73m x 3.73m)

BEDROOM TWO

11'9 x 9'6 (3.58m x 2.90m)

BEDROOM THREE

8'7 x 8'3 (2.62m x 2.51m)

SHOWER ROOM

6'5 x 5'5 (1.96m x 1.65m)

OUTSIDE

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

DOUBLE GARAGE

19'2 x 15'9 (5.84m x 4.80m)

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(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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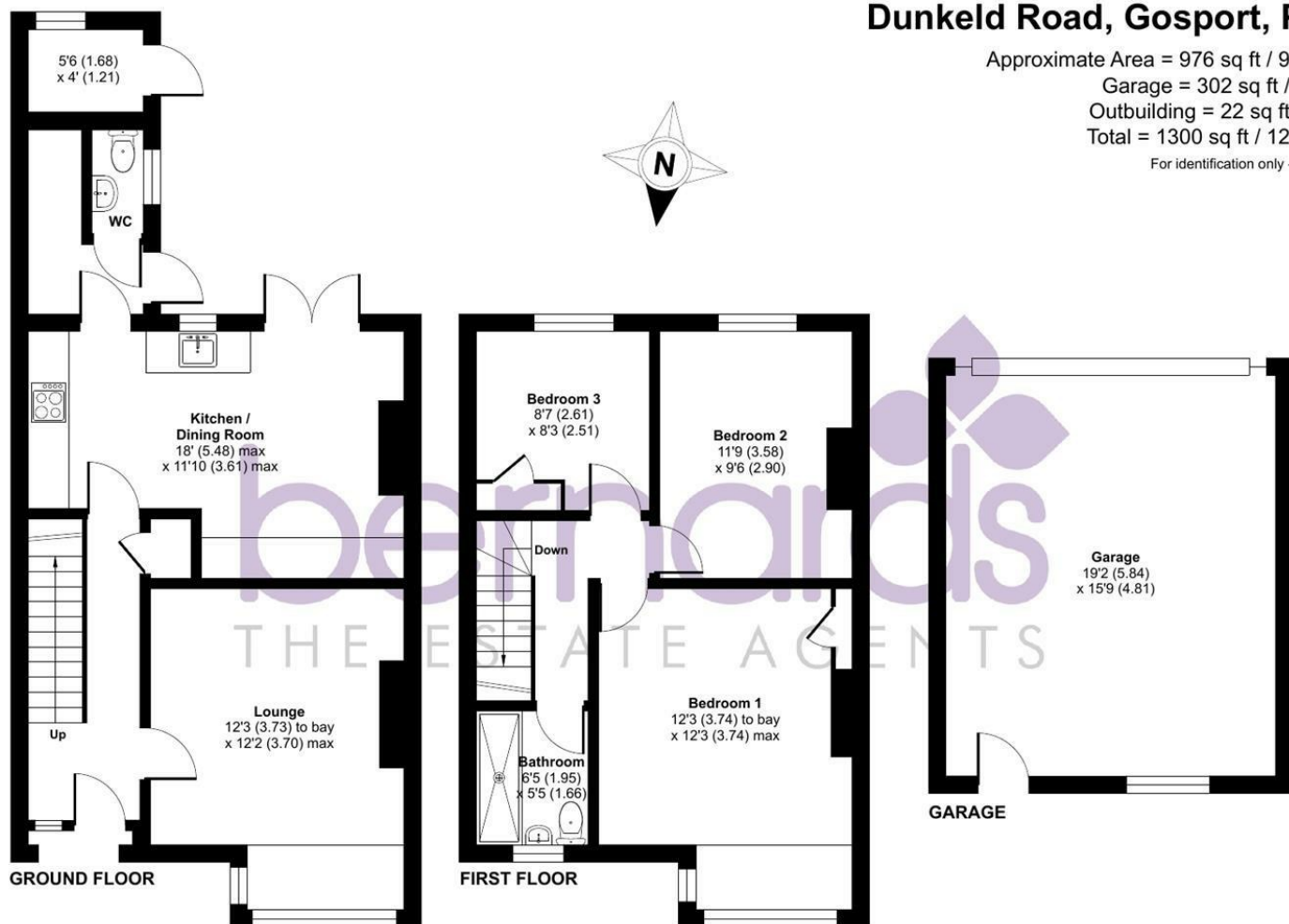
Approximate Area = 976 sq ft / 90.6 sq m

Garage = 302 sq ft / 28 sq m

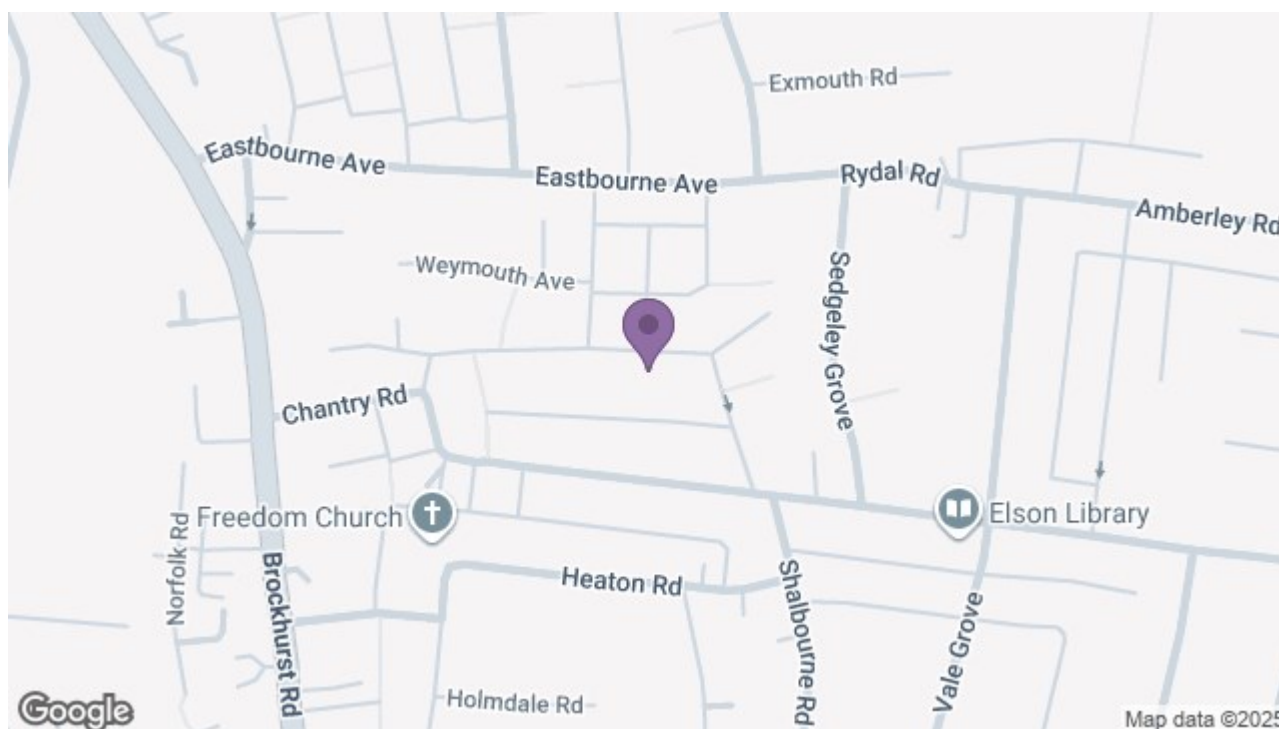
Outbuilding = 22 sq ft / 2 sq m

Total = 1300 sq ft / 120.6 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1335978



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