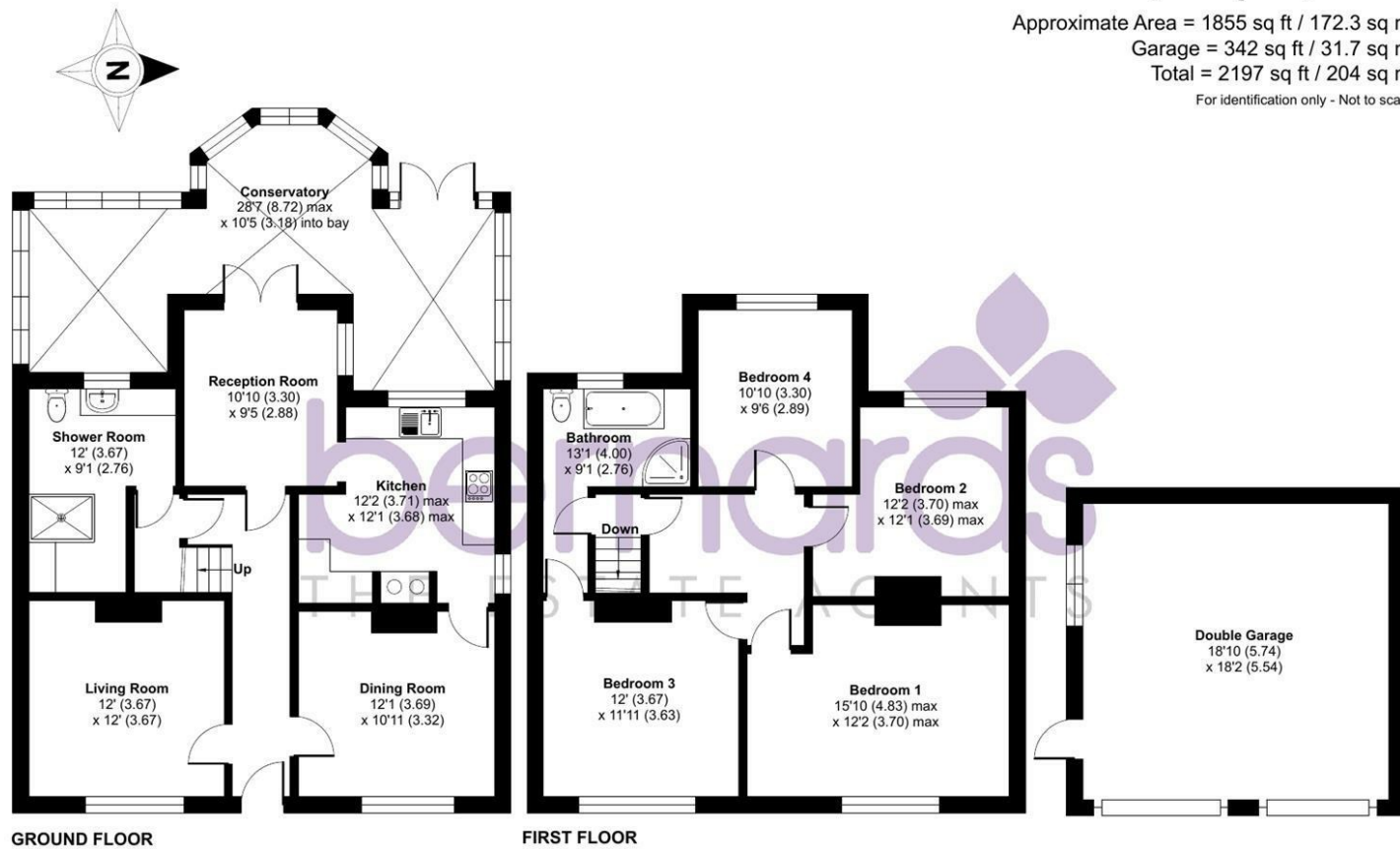




Grove Road, Gosport, PO12

Approximate Area = 1855 sq ft / 172.3 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 2197 sq ft / 204 sq m
For identification only - Not to scale



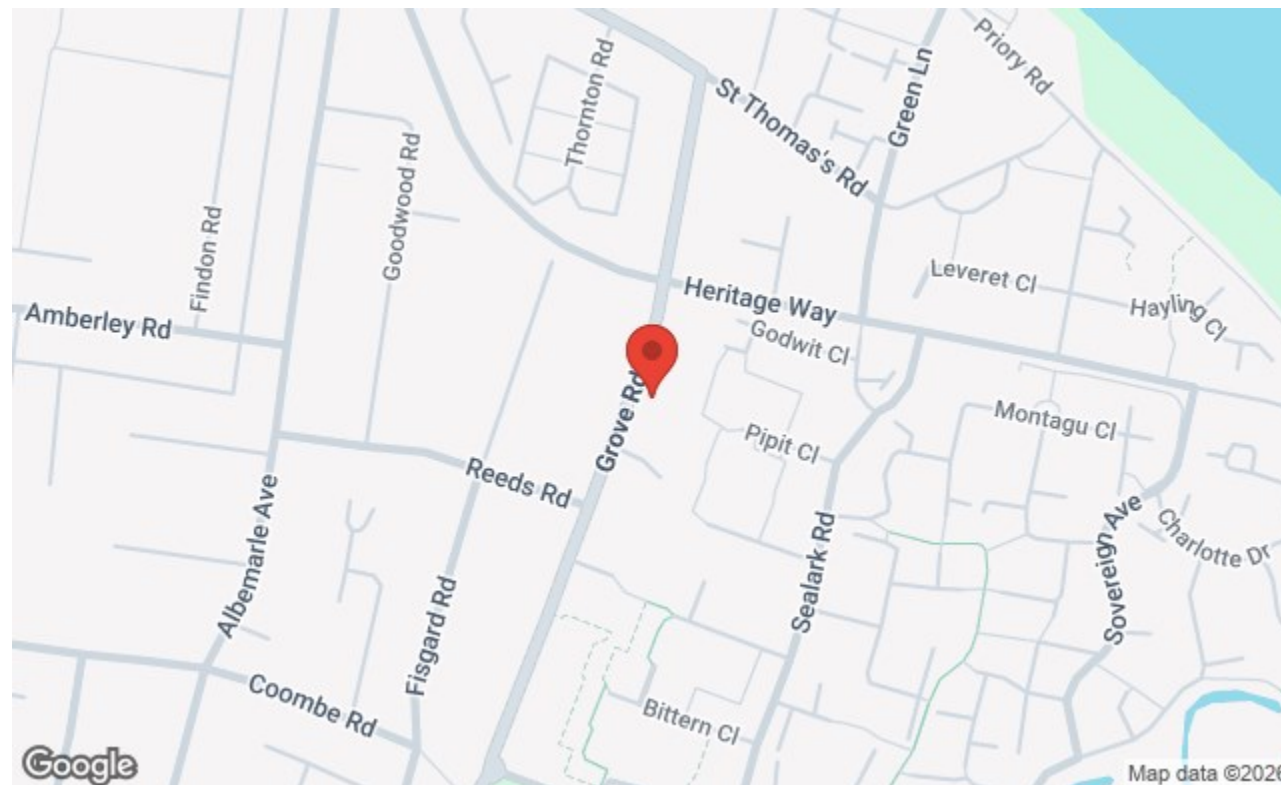
Price Guide £500,000

Grove Road, Gosport PO12 4JL

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THE ESTATE AGENTS



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: 1445951



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HIGHLIGHTS

- ❖ Detached character property
- ❖ Offered with no onward chain
- ❖ Three separate reception rooms
- ❖ Conservatory overlooking the rear garden
- ❖ Downstairs shower room with WC
- ❖ Four double bedrooms
- ❖ Family bathroom with separate shower cubicle
- ❖ Two driveways providing ample off-road parking
- ❖ Detached double garage

**** PRICE GUIDE £500,000 - £525,000 ****
CHARACTER PROPERTY WITH DOUBLE DRIVEWAY & DOUBLE GARAGE – NO CHAIN!

Bernards Estate Agents are delighted to offer for sale this fantastic detached house, offering plenty of potential in the ever-popular Hardway area of Gosport.

The property boasts a wealth of character features, including high ceilings and large sash windows, along with gas central heating throughout.

On the ground floor, there are three separate reception rooms, a conservatory, a fitted kitchen, and a downstairs shower room with WC.

Upstairs, there are four double bedrooms and a family bathroom with a separate shower cubicle.

Externally, the property benefits from two driveways providing off-road parking, leading to a detached double garage. The rear garden is a good size and offers a high degree of privacy.

Conveniently located close to local schools, bus routes, and shops, this property is ideally situated for family living.

Offered with no onward chain, this is an ideal purchase for buyers looking to move quickly.

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 SHOWER ROOM & WC
12'0 x 9'1 (3.66m x 2.77m)

LIVING ROOM
12'0 x 12'0 (3.66m x 3.66m)

DINING ROOM
12'1 x 10'11 (3.68m x 3.33m)

RECEPTION ROOM
10'10 x 9'5 (3.30m x 2.87m)

KITCHEN
12'2 x 12'1 (3.71m x 3.68m)

CONSERVATORY
28'7 x 10'5 (8.71m x 3.18m)

LANDING

BEDROOM ONE
15'10 x 12'2 (4.83m x 3.71m)

BEDROOM TWO
12'2 x 12'1 (3.71m x 3.68m)

BEDROOM THREE
12'0 x 11'11 (3.66m x 3.63m)

BEDROOM FOUR
10'10 x 9'6 (3.30m x 2.90m)

BATHROOM
13'1 x 9'1 (3.99m x 2.77m)

OUTSIDE

ENCLOSED REAR GARDEN

DOUBLE GARAGE
18'10 x 18'2 (5.74m x 5.54m)

FREEHOLD / COUNCIL TAX BAND D

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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