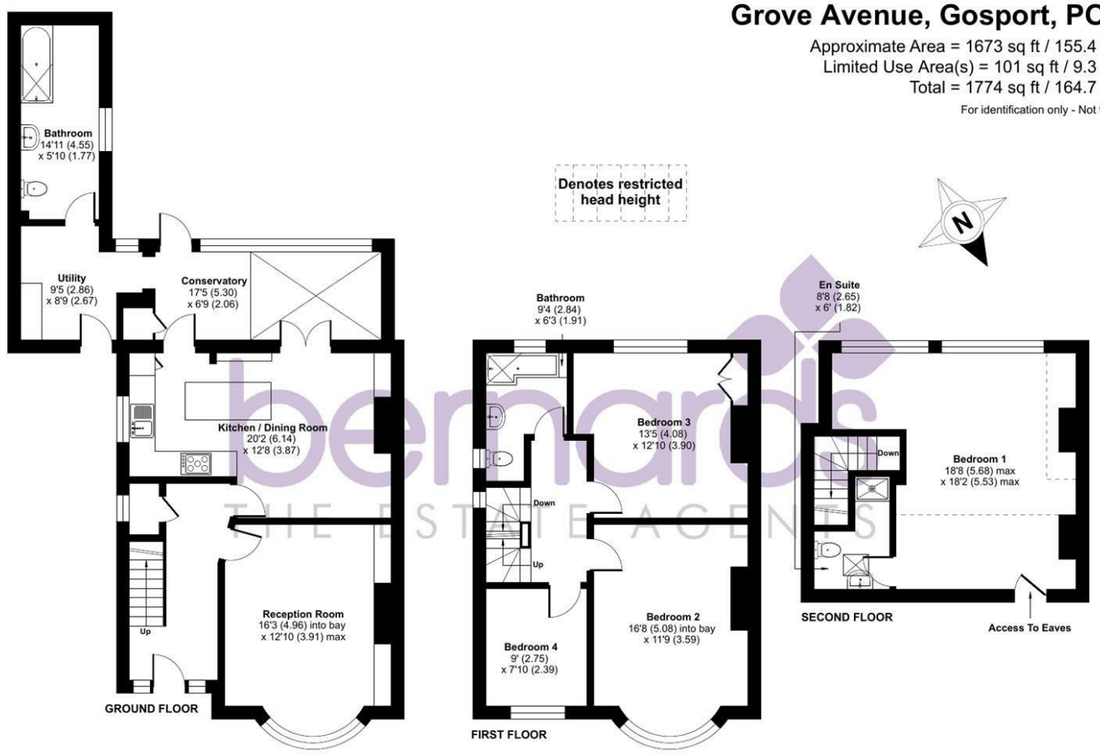
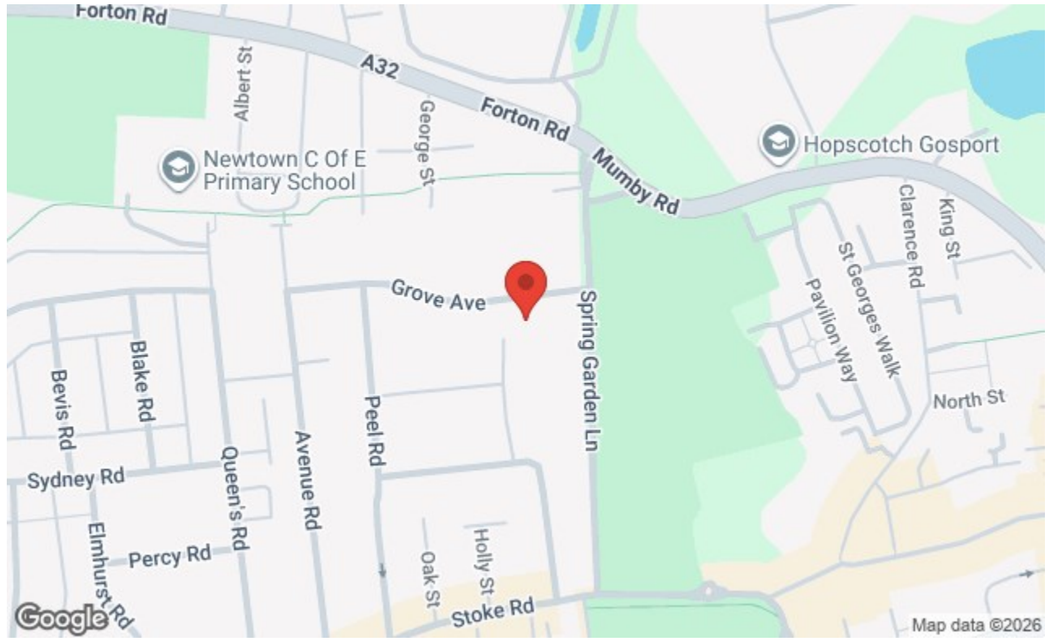
Grove Avenue, Gosport, PO12

Approximate Area = 1673 sq ft / 155.4 sq m
Limited Use Area(s) = 101 sq ft / 9.3 sq m
Total = 1774 sq ft / 164.7 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1448731



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

FOR SALE

Asking Price £400,000

Grove Avenue, Gosport PO12 1JX

bernards THE ESTATE AGENTS



4 3 2

HIGHLIGHTS

- Well presented four-bedroom semi-detached home
- Driveway providing off-road parking
- Impressive master bedroom with en-suite
- Living room with bay window and log burner
- Large kitchen/diner with island
- Conservatory
- Close to shops, schools, and transport links
- Three bathrooms

A beautifully presented four-bedroom semi-detached home with off-road parking, proudly offered for sale by Bernards Estate Agents and ideally situated in the heart of Gosport.

The property benefits from double glazing and gas central heating. On the ground floor, there is a modern bathroom, a welcoming living room featuring a bay window and log burner, a spacious kitchen/diner with central island, a separate utility room, and a bright conservatory overlooking the rear garden.

To the first floor, there are three well-proportioned bedrooms along with a family bathroom. The second floor is dedicated to a generous principal bedroom complete with en-suite shower room.

Externally, the property offers a front driveway providing off-road parking, while the rear features an enclosed garden with side access. Conveniently located close to local shops, schools, and bus routes, this is an ideal family home in a sought-after area.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS BATHROOM
14'11 x 5'10 (4.55m x 1.78m)

KITCHEN/DINER
20'2 x 12'8 (6.15m x 3.86m)

UTILITY ROOM
9'5 x 8'9 (2.87m x 2.67m)

LIVING ROOM
16'3 x 12'10 (4.95m x 3.91m)

CONSERVATORY
17'5 x 6'9 (5.31m x 2.06m)

FIRST FLOOR LANDING

BEDROOM TWO
16'8 x 11'9 (5.08m x 3.58m)

BEDROOM THREE
13'5 x 12'10 (4.09m x 3.91m)

BEDROOM FOUR
9'0 x 7'10 (2.74m x 2.39m)

BATHROOM
9'4 x 6'3 (2.84m x 1.91m)

SECOND FLOOR LANDING

BEDROOM ONE
18'8 x 18'2 (5.69m x 5.54m)

EN SUITE
8'8 x 6'0 (2.64m x 1.83m)

OUTSIDE

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

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!



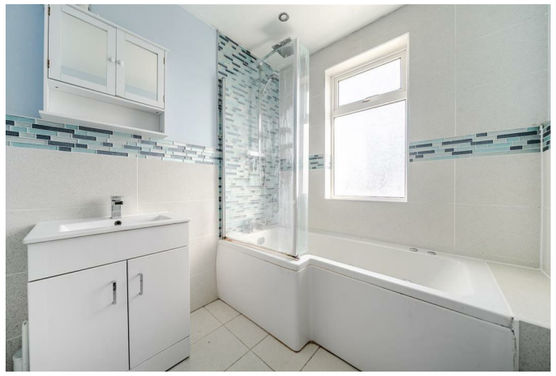




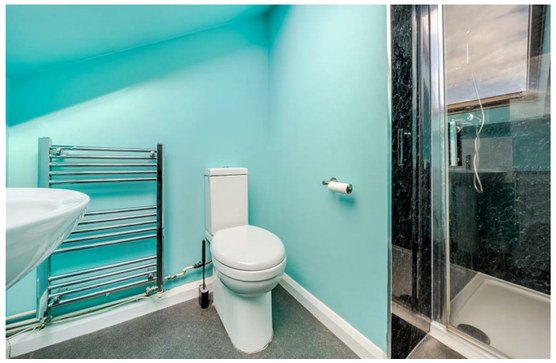


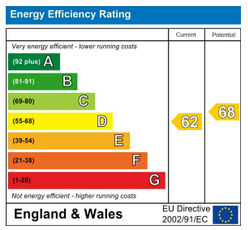












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