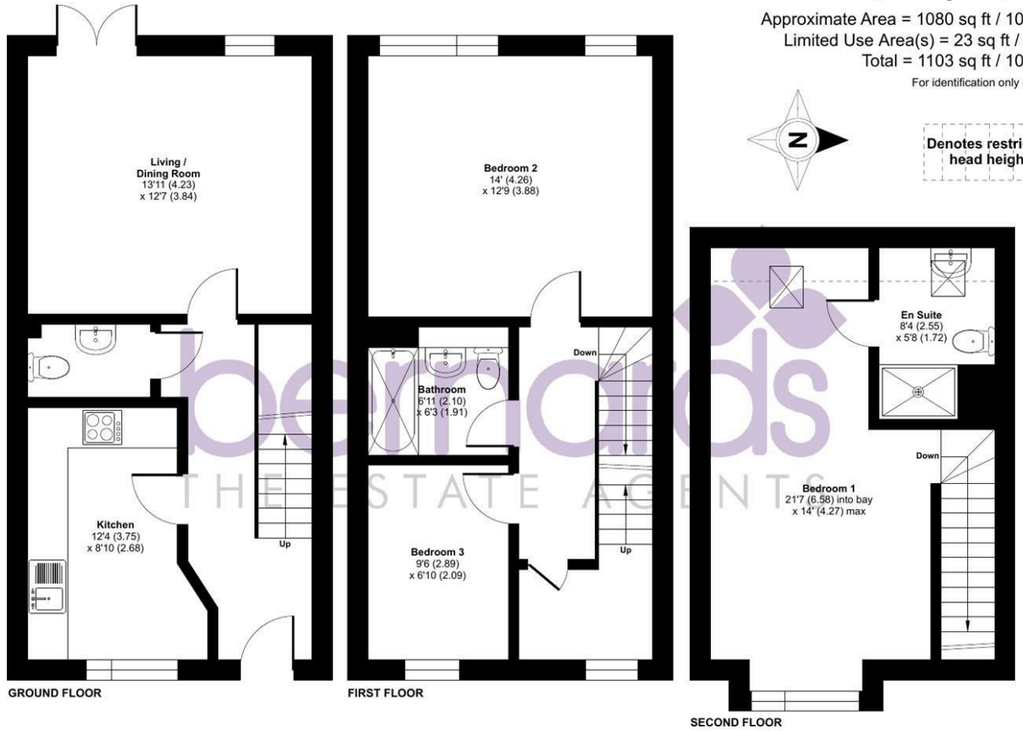
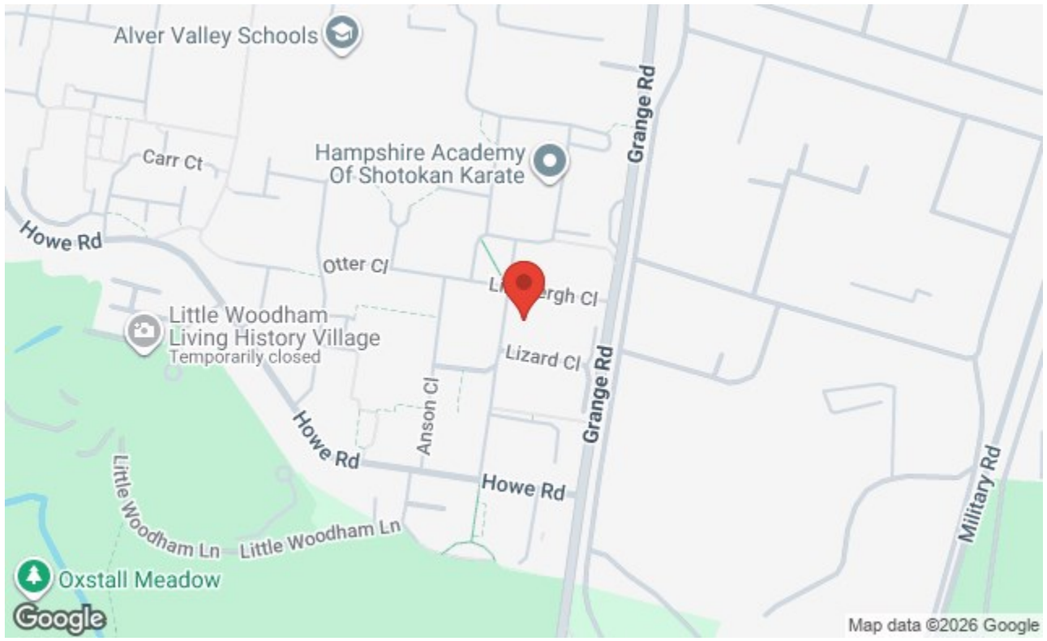
Blanchard Avenue, Gosport, PO13

Approximate Area = 1080 sq ft / 100.3 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Total = 1103 sq ft / 102.4 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: 1416748



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

FOR SALE

Asking Price £335,000

Blanchard Avenue, Gosport PO13 8FW

bernards THE ESTATE AGENTS

3 2 1

HIGHLIGHTS

- Three bedroom semi-detached townhouse
- Popular Alver Village location
- One of the larger plots on the development
- Spacious living room with French doors to garden
- Modern fitted kitchen/diner
- Downstairs WC, family bathroom and en suite
- Enclosed rear garden with powered shed
- Walking distance to Alver Valley Country Park
- Driveway

Bernards Estate Agents are delighted to offer for sale this very well presented three bedroom semi-detached townhouse, situated in the highly sought-after Alver Village development in Gosport.

The property is ideally located within walking distance of Alver Valley Country Park, local shops including Tesco, and well-regarded schools, making it perfect for families.

Occupying one of the larger plots on the development, the home benefits from a driveway to the front, along with double glazing and gas central heating.

The ground floor features a welcoming entrance hall, downstairs WC, a modern fitted kitchen/diner, and a spacious living room with French doors opening onto the rear garden.

On the first floor are two well-proportioned bedrooms and a family bathroom. The second floor is dedicated to the impressive main bedroom, which benefits from a large en suite shower room.

Externally, the property offers an enclosed rear garden with side access, outside tap, power point, and a shed with power connected.

This is an excellent family home and early viewing is highly recommended.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN/DINER
12'4 x 8'10 (3.76m x 2.69m)

LIVING ROOM
13'11 x 12'7 (4.24m x 3.84m)

FIRST FLOOR LANDING

BEDROOM TWO
14'0 x 12'9 (4.27m x 3.89m)

BEDROOM THREE
9'6 x 6'10 (2.90m x 2.08m)

BATHROOM
6'11 x 6'3 (2.11m x 1.91m)

SECOND FLOOR

BEDROOM ONE
21'7 x 14'0 (6.58m x 4.27m)

EN SUITE
8'4 x 5'8 (2.54m x 1.73m)

OUTSIDE

DRIVEWAY

ENCLOSED REAR GARDEN

AGENTS NOTE
We are informed by our seller there is a Community Infrastructure Levy of £17.85 per month.

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

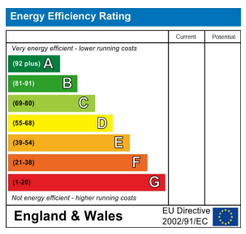
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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!



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