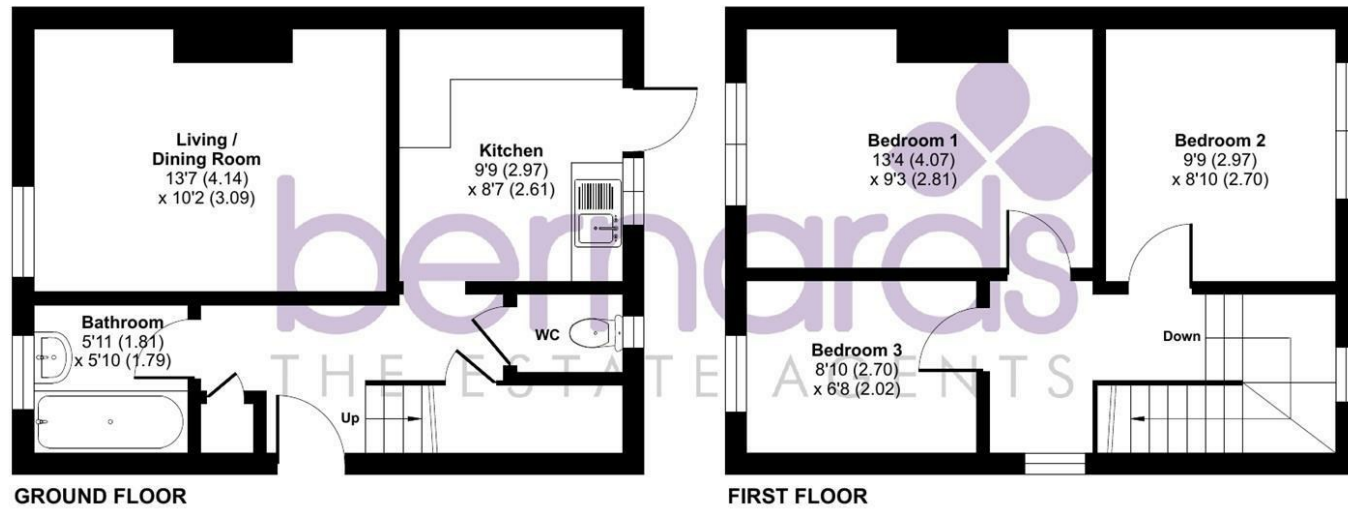


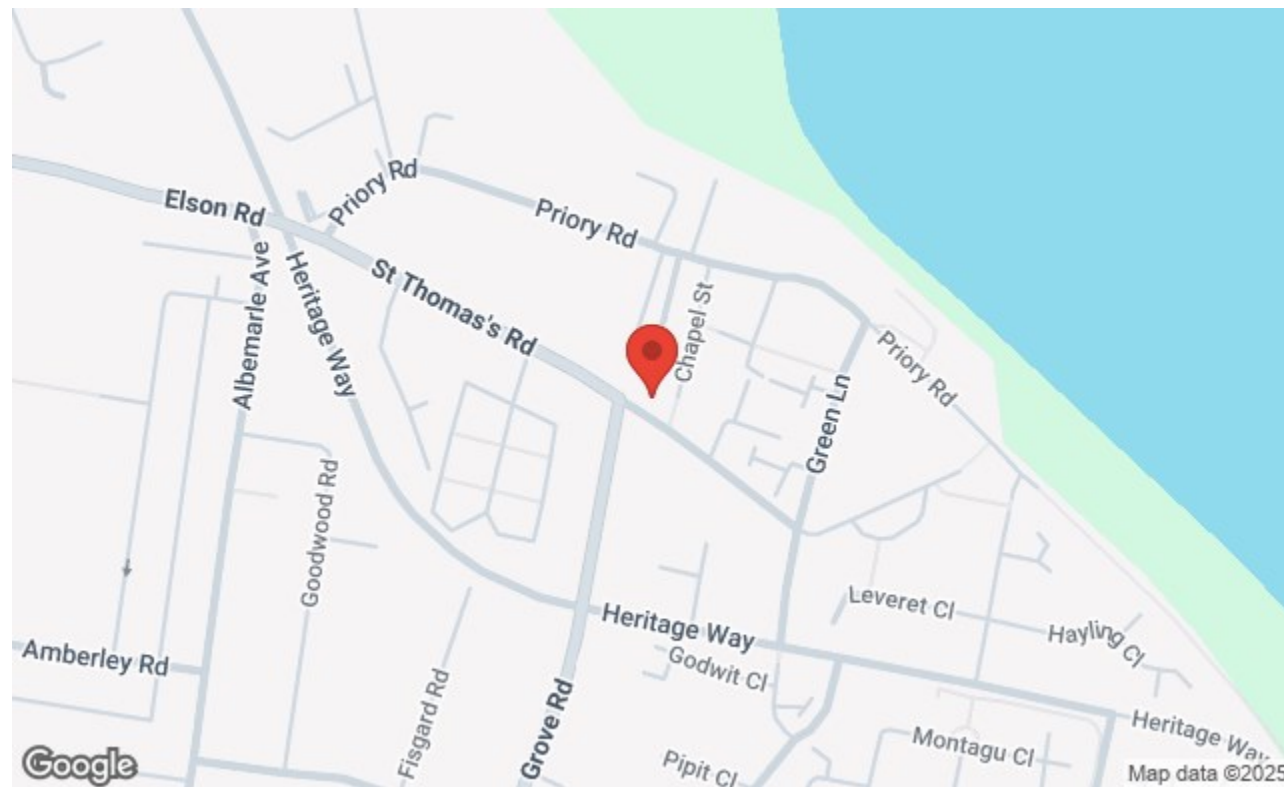


St. Thomas's Road, Gosport, PO12

Approximate Area = 742 sq ft / 68.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1365004



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



Asking Price £250,000

St. Thomas's Road, Gosport PO12 4JX



HIGHLIGHTS

- Chain-free three-bedroom semi-detached house
- Close to local schools, bus routes and the Hardway foreshore
- Double glazing
- Three good-sized bedrooms
- Off-road parking
- Generous rear garden
- Viewing highly recommended
- Spacious living room

Bernards are delighted to bring to the market this chain-free, three-bedroom semi-detached house, situated in the ever-popular Hardway area of Gosport.

The property is ideally located close to well-regarded local schools, convenient bus routes, and the scenic Hardway foreshore.

Inside, the home benefits from double glazing. The ground floor comprises a spacious living room, fitted kitchen, family bathroom, and a separate WC. Upstairs, there are

three well-proportioned bedrooms and access to the loft, providing additional storage space.

Externally, the property offers off-road parking to the front and a generous rear garden, with scope to extend (subject to planning permission).

This property presents an excellent opportunity for buyers looking to create their ideal family home. An internal viewing is highly recommended!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE HALL**
- KITCHEN**
9'9 x 8'7 (2.97m x 2.62m)
- LIVING/DINING ROOM**
13'7 x 10'2 (4.14m x 3.10m)
- BATHROOM**
5'11 x 5'10 (1.80m x 1.78m)
- SEPARATE WC**
- LANDING**
- BEDROOM ONE**
13'4 x 9'3 (4.06m x 2.82m)
- BEDROOM TWO**
9'9 x 8'10 (2.97m x 2.69m)
- BEDROOM THREE**
8'10 x 6'8 (2.69m x 2.03m)
- OUTSIDE**
- FRONT DRIVEWAY**
- ENCLOSED REAR GARDEN**
- ANTI MONEY LAUNDERING**

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. Bernard's 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.

BERNARD'S 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.

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.

FREEHOLD / COUNCIL TAX BAND C

REMOVALS
As part of our drive to assist clients with all aspects of the moving



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
EU Directive 2002/91/EC	
England & Wales	



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