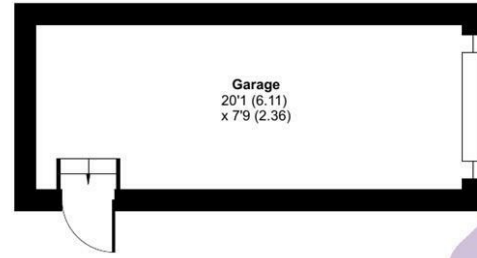


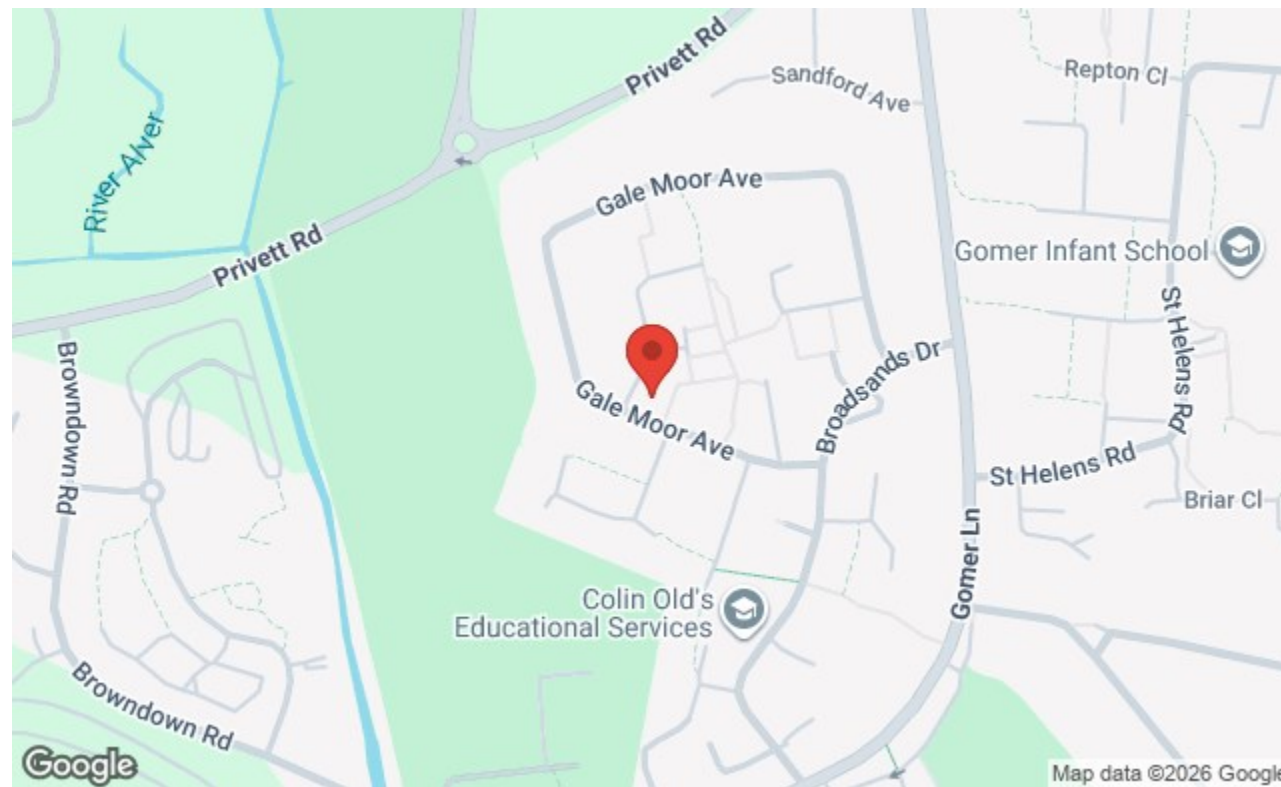


### Moat Drive, Gosport, PO12

Approximate Area = 994 sq ft / 92.3 sq m  
Garage = 155 sq ft / 14.3 sq m  
Total = 1149 sq ft / 106.6 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1455626



## Offers Over £390,000

### Moat Drive, Gosport PO12 2SR



3 2 2

### HIGHLIGHTS

- ❖ Detached three bedroom house
- ❖ Extended with Shower room
- ❖ Modern fitted Kitchen
- ❖ Enclosed Rear Garden
- ❖ Garage
- ❖ Driveway
- ❖ Parking for up to two cars
- ❖ Gas Central Heating
- ❖ Sought After Gomer Location

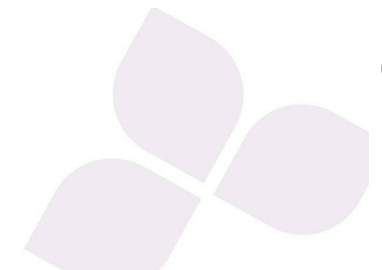
Bernards Estate Agents are pleased to welcome to the market this charming detached three-bedroom house on Moat Drive, in the sought after area of Gomer, Gosport. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The modern fitted kitchen is a delightful space, equipped with contemporary appliances and ample storage.

The property boasts three well proportioned bedrooms, providing plenty of room for family or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for all occupants.

Outside, the house features a driveway and a garage, providing secure parking and additional storage options. The sought-after location enhances the appeal, with local amenities, schools, and parks within easy reach, making it an excellent choice for families and professionals alike.

This property is a wonderful opportunity for those seeking a comfortable home in a friendly community. Don't miss your chance to make this delightful house your new home.

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



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



# PROPERTY INFORMATION

- ENTRANCE PORCH**
- ENTRANCE HALL**
- DOWNSTAIRS SHOWER ROOM & WC**  
6'0" x 5'8" (1.83 x 1.75)
- LIVING ROOM**  
13'7" x 11'0" (4.16 x 3.37)
- DINING ROOM**  
10'4" x 9'10" (3.17 x 3.02)
- KITCHEN**  
9'9" x 7'1" (2.99 x 2.17)
- CONSERVATORY**  
11'6" x 6'5" (3.53 x 1.97)
- LANDING**
- BEDROOM ONE**  
14'0" x 9'7" (4.29 x 2.93)
- BEDROOM TWO**  
10'3" x 9'7" (3.14 x 2.93)
- BEDROOM THREE**  
11'3" x 7'11" (3.43 x 2.42)
- BATHROOM**  
8'3" x 7'6" (2.53 x 2.31)
- OUTSIDE**
- REAR GARDEN**
- GARAGE**  
20'0" x 7'8" (6.11 x 2.36)
- DRIVEWAY**
- COUNCIL TAX BAND D**
- 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!

**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

**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.

**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.

**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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	71
England & Wales	EU Directive 2002/91/EC



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

