



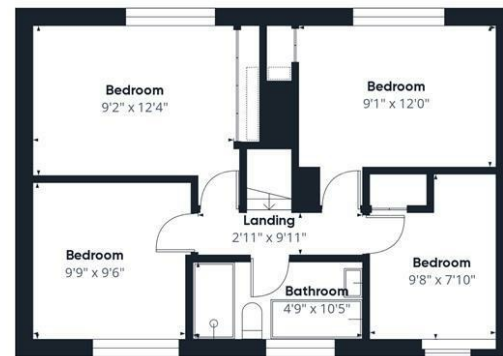
Offers Over £365,000

Fort Road, Gosport PO12 2AR

bernards
THE ESTATE AGENTS



Floor 0



Floor 1

Approximate total area[®]
1046.98 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ WELL PRESENTED
- ❖ TWO RECEPTION ROOMS
- ❖ DOWNSTAIRS WC
- ❖ OFF ROAD PARKING
- ❖ MODERN FITTED KITCHEN
- ❖ ALVERSTOKE LOCATION
- ❖ CLOSE TO THE BEACH
- ❖ BAY HOUSE SCHOOL CATCHMENT

Price Range £365,000 - £380,000 **NO CHAIN***

This well-kept 4 Bedroom House in Alverstoke has been upgraded to a high standard by the current owner. With off road parking and a great location close to Stokes Bay and all the local amenities it would make the perfect family home. The brick built front porch leads into the entrance hall with Karndean flooring and containing the stairs plus useful ground floor WC. The flooring continues through to the double aspect living room with feature fireplace and French doors that lead out to the garden.

The kitchen has been completely refitted and has a stylish range of base and wall units, integrated oven and hob with extractor over, integrated fridge freezer, plus space and plumbing for a dishwasher, additionally it has a matching breakfast bar area and access to the back garden, making it ideal for catering for family entertaining inside and out. Tiled floors finish the

look and these flow through to the dining room with built in storage cupboards.

Upstairs, off the first floor landing are the 4 neutrally decorated double bedrooms, 3 of which have built in storage plus the larger than average family bathroom, which comprises a double walk in shower, separate bath, WC and wash hand basin with built in vanity storage unit.

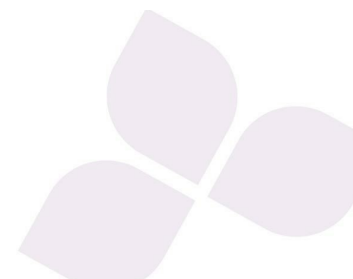
To the rear the fully enclosed garden with storage shed is well established with a mixture of patio, lawn, shrubs and trees.

The property recently had a new boiler fitted (2025) and should be viewed to appreciate the space and location.

Ford Road is within the catchment area for several good local schools, and offers easy access to the village centre of Alverstoke as transport links to Gosport town centre and beyond.



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



Call today to arrange a viewing

02392 004660

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PROPERTY INFORMATION

ENTRANCE PORCH

5'7 x 4'0 (1.70m x 1.22m)

ENTRANCE HALL

9'1 x 5'10 (2.77m x 1.78m)

DOWNSTAIRS WC

4'7 x 2'8 (1.40m x 0.81m)

KITCHEN

15'6 x 9'6 (4.72m x 2.90m)

DINING ROOM

9'1 x 6'5 (2.77m x 1.96m)

LIVING ROOM

19'3 x 11'11 (5.87m x 3.63m)

LANDING

9'11 x 2'11 (3.02m x 0.89m)

BEDROOM ONE

12'4 x 9'2 (3.76m x 2.79m)

BEDROOM TWO

12'0 x 9'1 (3.66m x 2.77m)

BEDROOM THREE

9'9 x 9'6 (2.97m x 2.90m)

BEDROOM FOUR

9'8 x 7'10 (2.95m x 2.39m)

BATHROOM

10'5 x 4'9 (3.18m x 1.45m)

OUTSIDE

ENCLOSED REAR GARDEN

FRONT DRIVEWAY

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.

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

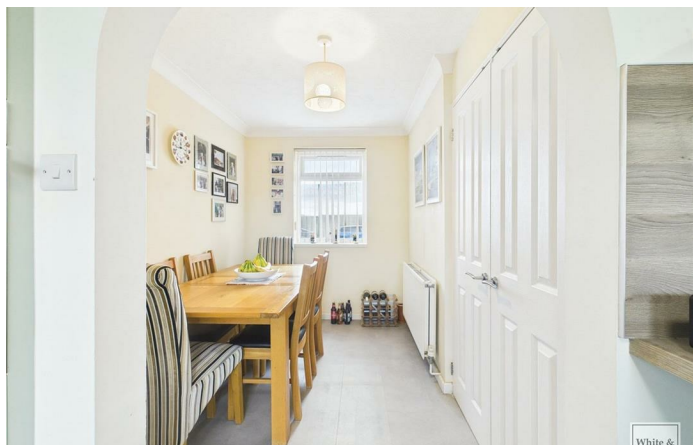
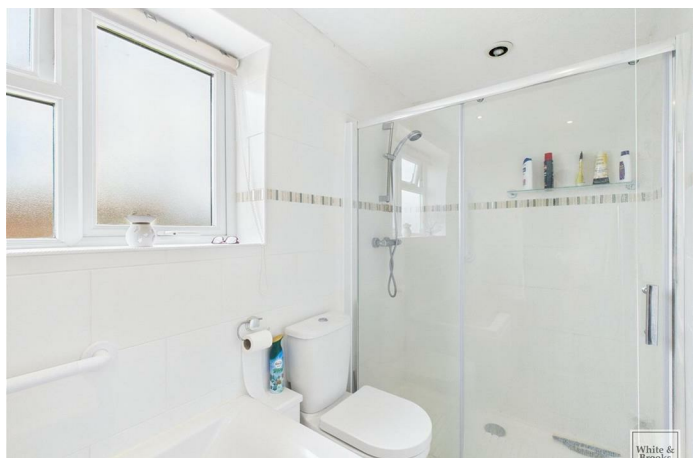
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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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!

FREEHOLD / COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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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