



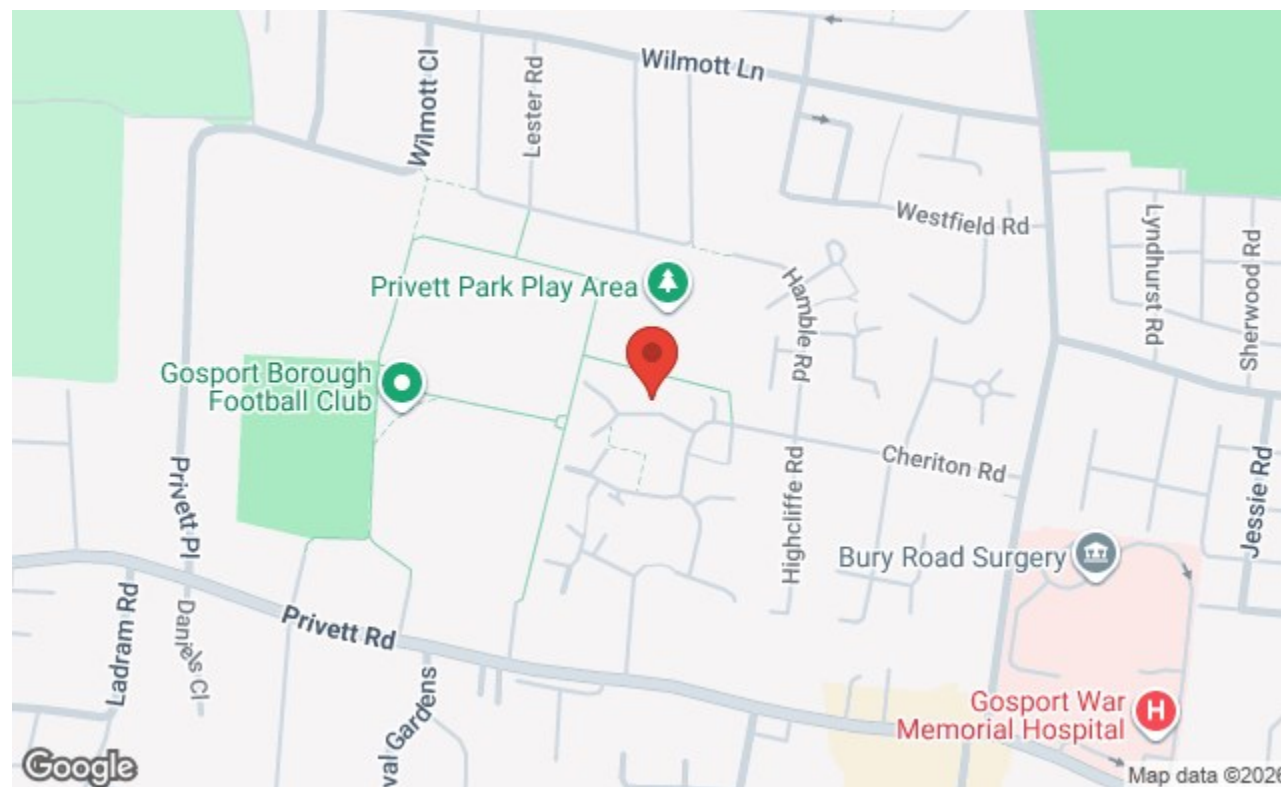
Moore Gardens, Gosport, PO12

Approximate Area = 708 sq ft / 65.7 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1485560



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



Offers Over £280,000

Moore Gardens, Gosport PO12 3PG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Beautifully presented three-bedroom semi-detached family home
- Sought-after Privett location with views over Privett Park
- Spacious living room with plenty of natural light
- Modern fitted kitchen/diner
- Front driveway providing off-road parking
- Double glazing
- Gas central heating
- Garden shed
- Within the popular Bay House School catchment area

Guide Price £280,000 to £290,000

Bernards Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached home, ideally situated in the highly sought-after Privett area of Gosport, enjoying pleasant views over Privett Park.

This attractive family home has been well maintained and offers spacious, modern accommodation throughout. Benefiting from double glazing, gas central heating via a regularly serviced combination boiler, an upgraded consumer unit, and a front driveway providing off-road parking, the property is ready for its next owners to move straight in.

The ground floor comprises a bright and spacious living room, perfect for relaxing or entertaining, alongside a stylish modern fitted kitchen/diner offering ample storage and dining space.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. The loft is easily accessed via loft ladders and has

been boarded, providing excellent additional storage.

Externally, the property boasts a fully enclosed rear garden with recently replaced fencing and gate, creating a secure and private outdoor space. Further benefits include side pedestrian access, an outside power point, and a useful garden shed.

The location is ideal for families and outdoor enthusiasts alike, with Privett Park just moments away, offering open green spaces, children's play areas, and fantastic dog walking routes. Gosport Borough Football Club is also nearby, while excellent bus links and the property's position within the highly regarded Bay House School catchment area make this an outstanding choice for families.

This is a fantastic opportunity to purchase a superb family home in one of Gosport's most desirable residential locations. Early viewing is highly recommended..

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE PORCH

LIVING ROOM

13'10 x 13'3 (4.22m x 4.04m)

KITCHEN/DINER

13'10 x 10'10 (4.22m x 3.30m)

LANDING

BEDROOM ONE

11'1 x 10'7 (3.38m x 3.23m)

BEDROOM TWO

9'8 x 7'9 (2.95m x 2.36m)

BEDROOM THREE

6'11 x 6'7 (2.11m x 2.01m)

BATHROOM

7'8 x 4'8 (2.34m x 1.42m)

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

FREEHOLD / COUNCIL TAX BAND B

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.

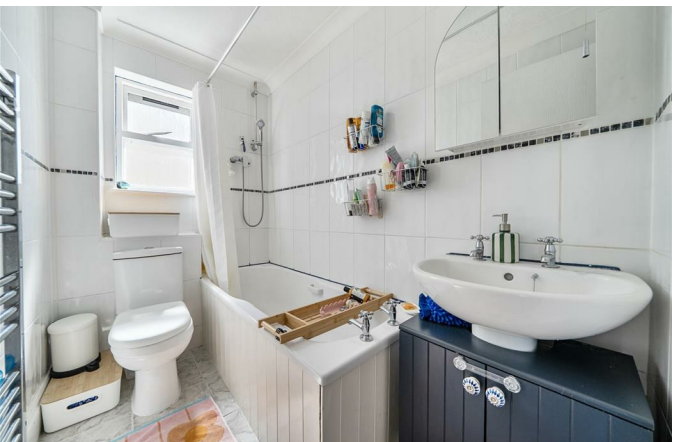
SOLICITORS

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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	69	79
England & Wales		

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