

GUIDE PRICE

£215,000 - £225,000

1 Walpole Terrace

Mayfield Road, Gosport, Hampshire, PO12 1QL

Situated directly opposite Workhouse Lake, this charming cottage which offers an ideal blend of character and contemporary living. The property features two generously sized double bedrooms, with the master bedroom enjoying waterfront views. A stylish, modern shower room bathroom complements the well-appointed interior, while the cosy living area—complete with a feature log burner—provides the perfect retreat. Externally, the property boasts a private garden and the rare benefit of off-road parking, a highly sought-after feature in this location. Early viewing is highly recommended. Please contact our Gosport branch to arrange your internal viewing—our phone lines are open until 8PM.

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ENTRANCE PORCH

LIVING ROOM 12' 6" x 11' 4" (3.82m x 3.46m)

KITCHEN/BREAKFAST ROOM 12' 5" x 8' 4" (3.81m x 2.56m)

BATHROOM 9' 8" x 7' 2" (2.95m x 2.20m)

STAIRS AND LANDING

BEDROOM ONE 12' 6" x 9' 1" (3.83m x 2.78m)

BEDROOM TWO 12' 6" x 8' 3" (3.82m x 2.54m)

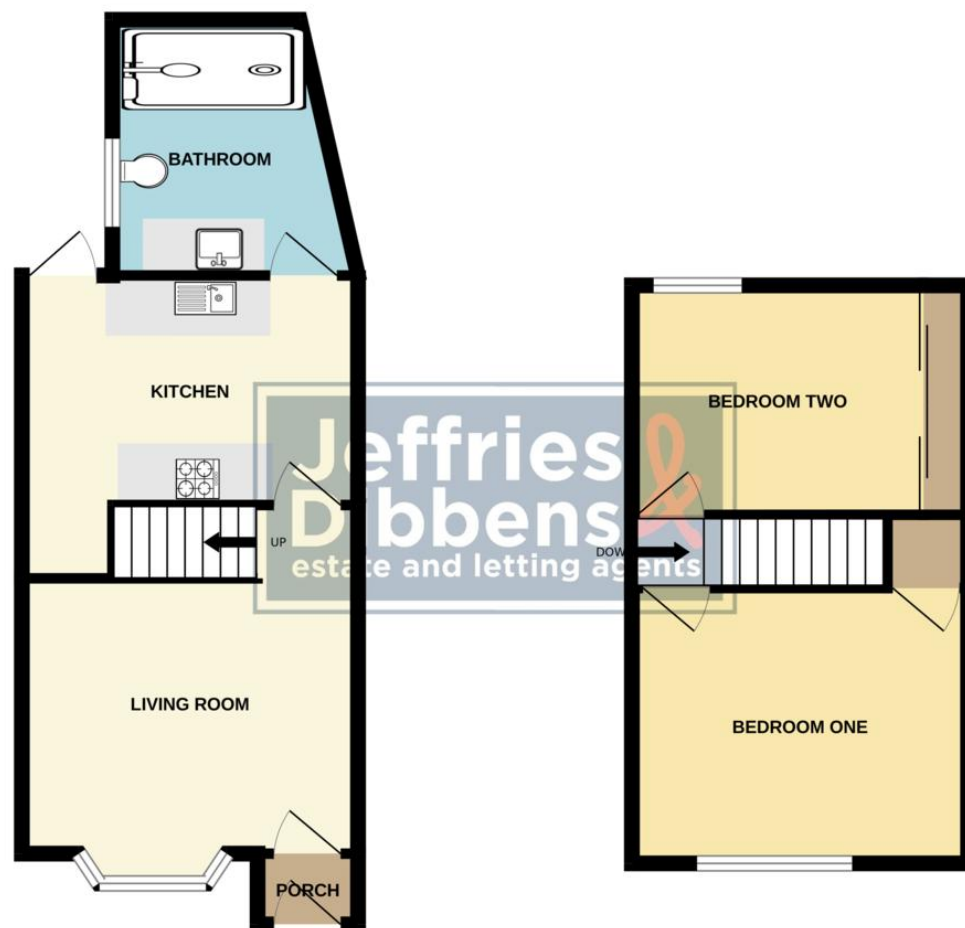
GARDEN

OFF ROAD PARKING



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC to follow

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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