



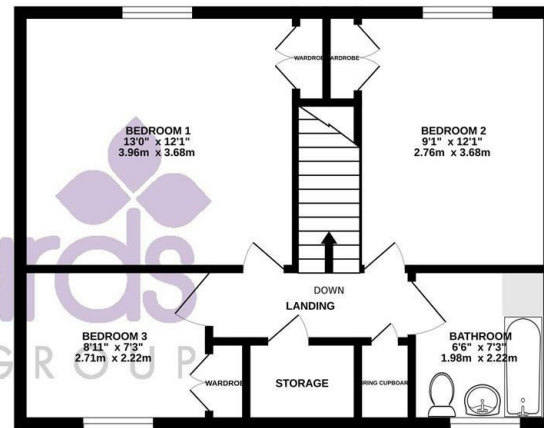
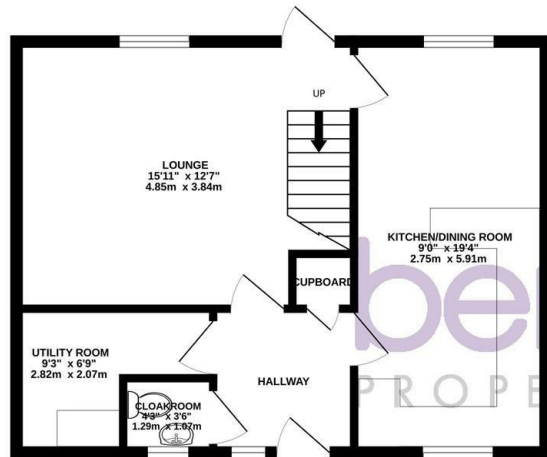
Asking Price £210,000

Widgeon Close, Gosport PO12 4JG

bernards
THE ESTATE AGENTS

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HIGHLIGHTS

- Spacious three-bedroom family home
- Popular Hardway location
- No onward chain
- Generous lounge overlooking the rear garden
- Spacious kitchen/dining room
- Separate utility room
- Downstairs WC
- Allocated parking
- Double glazing and gas central heating
- Traffic-free frontage

Bernards Estate Agents are delighted to bring to the market this spacious three-bedroom family home, situated in the ever-popular Hardway area of Gosport and offered with no onward chain, making it an ideal purchase for buyers looking to move quickly.

Well presented throughout, the property benefits from double glazing and gas central heating, offering comfortable and practical living accommodation. The ground floor comprises a welcoming entrance hall with a convenient downstairs WC, a generous kitchen/dining room perfect for family meals and entertaining, a separate utility room providing additional storage and workspace, and a bright, spacious living room overlooking the enclosed rear garden.

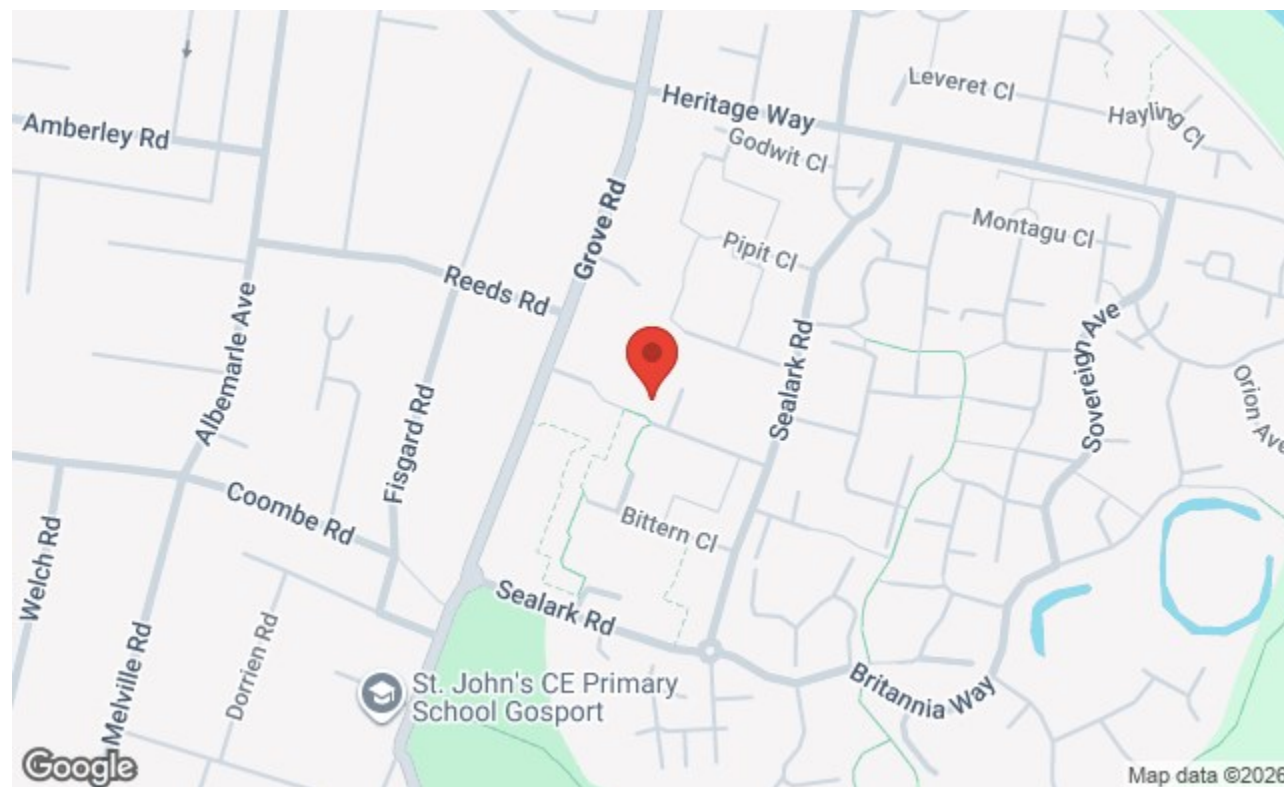
Upstairs, you'll find three well-proportioned bedrooms along with a family bathroom, providing ample space for growing families,

first-time buyers, or those looking to upsize.

Externally, the property enjoys a traffic-free frontage, an allocated parking space, and an enclosed rear garden with a pedestrian access gate, providing an excellent space for relaxing, entertaining, or children to play.

Located within easy reach of local schools, amenities, transport links, and the Gosport waterfront, this fantastic home offers generous accommodation in a sought-after residential location.

Early viewing is highly recommended to appreciate everything this chain-free property has to offer.



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



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



PROPERTY INFORMATION

- ENTRANCE HALL**
- DOWNSTAIRS WC**
4'3 x 3'6 (1.30m x 1.07m)
- UTILITY ROOM**
6'8 x 5'7 (2.03m x 1.70m)
- KITCHEN/DINER**
19'5 x 9'1 (5.92m x 2.77m)
- LOUNGE**
15'11 x 12'7 (4.85m x 3.84m)
- LANDING**
- BEDROOM ONE**
12'10 x 12'2 (3.91m x 3.71m)
- BEDROOM TWO**
12'0 x 9'2 (3.66m x 2.79m)
- BEDROOM THREE**
9'2 x 7'3 (2.79m x 2.21m)
- BATHROOM**
7'2 x 6'4 (2.18m x 1.93m)
- OUTSIDE**
- ENCLOSED REAR GARDEN**
- GARDEN SHED**
- ALLOCATED PARKING**
- FREEHOLD / COUNCIL TAX BAND B**

AGENTS NOTE
Non standard construction.
We understand that there is an estate fee of £430.10 per year for the upkeep of the communal areas.

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		
England & Wales		



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