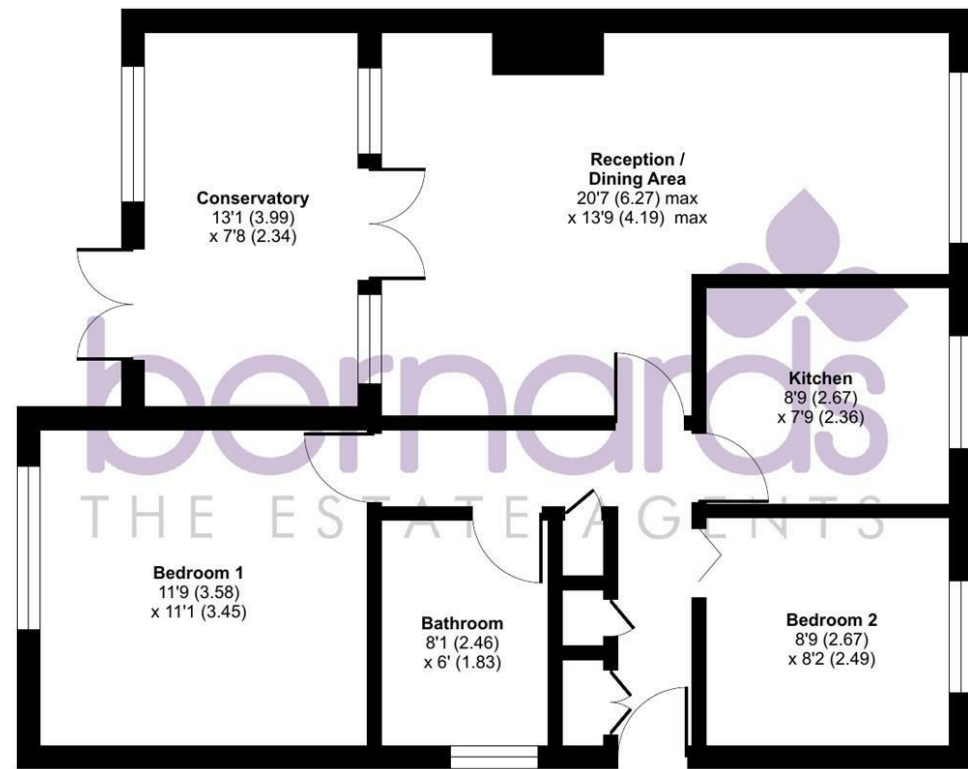


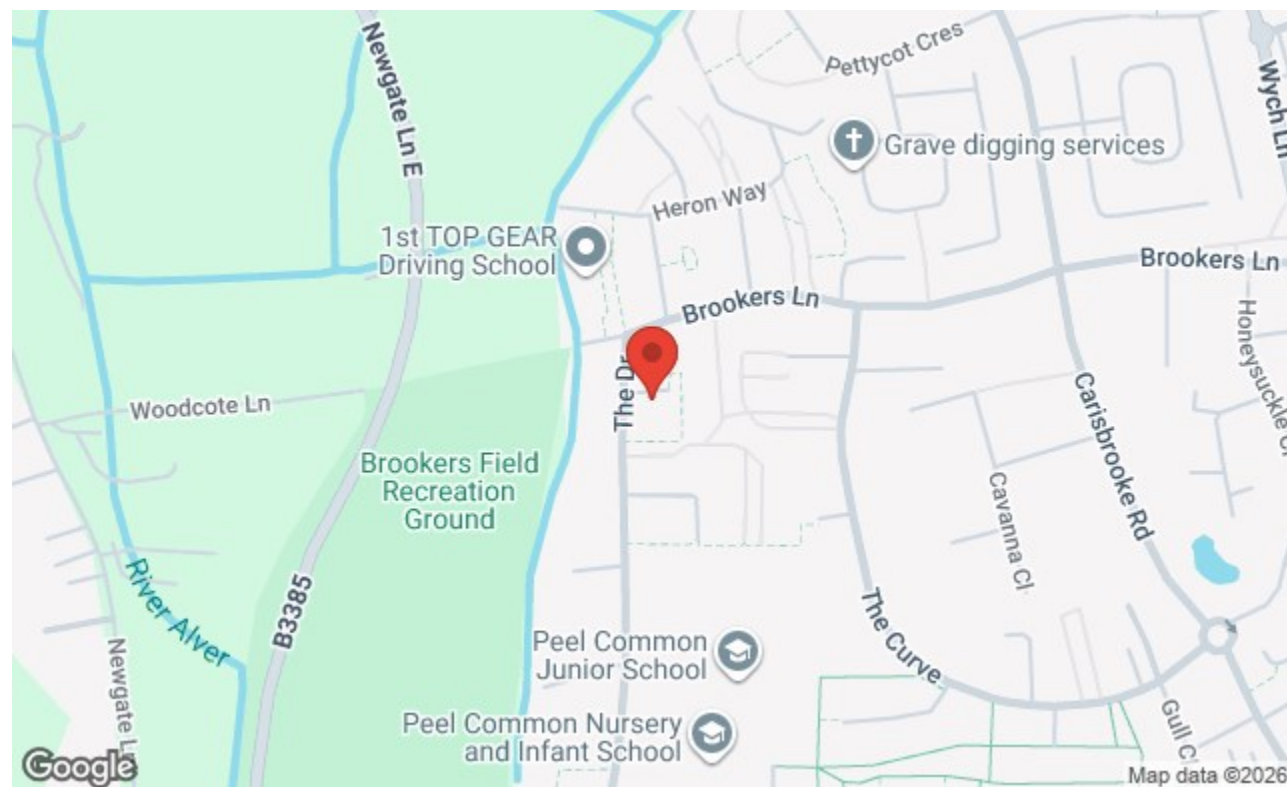
## Guillemot Gardens, Gosport, PO13

Approximate Area = 782 sq ft / 72.6 sq m  
For identification only - Not to scale



GROUND FLOOR

This floor plan was constructed using measurements provided to © nichecom 2025 by a third party. Produced for Bernards Estate and Letting Agents Ltd. REF: 1295419



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



Offers Over £310,000

Guillemot Gardens, Gosport PO13 0RG



### HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ FREEHOLD
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ NEWLY FITTED KITCHEN
- ❖ GOOD SIZE LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ ENCLOSED REAR GARDEN
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING

\*\*\*\*Price Range £310,000 to £320,000\*\*\*\*

Bernards is pleased to present this charming two-bedroom detached bungalow, ideally situated in the desirable Peel Common area of Gosport. This well-maintained property offers a comfortable and convenient lifestyle, all on one level, making it perfect for a variety of buyers.

Upon entering, you will find a newly fitted 'Wren' kitchen, complete with integrated appliances, providing a modern and functional space for culinary enthusiasts. The bungalow features two inviting bedrooms, ideal for relaxation or as guest rooms. The good-sized lounge/diner is a highlight of the home, offering a warm and welcoming atmosphere, which seamlessly flows into a delightful conservatory, perfect for enjoying the garden views throughout the seasons.

The exterior of the property boasts an enclosed

rear garden, providing a private outdoor space for leisure and gardening. There is side and rear access leading to a garage, with additional parking available in front, ensuring convenience for residents and visitors alike.

This bungalow is equipped with double glazing and gas central heating, featuring a combi boiler for efficient warmth and comfort. The location is particularly advantageous, with local schools, bus routes, and a small parade of shops just a short distance away, enhancing the appeal of this lovely home.

In summary, this well-presented bungalow in Guillemot Gardens offers a perfect blend of comfort, convenience, and modern living, making it an excellent choice for those seeking a new home in Gosport.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

**KITCHEN**  
8'9 x 7'9 (2.67m x 2.36m)

**LOUNGE/DINER**  
20'7 x 13'9 (6.27m x 4.19m)

**CONSERVATORY**  
13'1 x 7'8 (3.99m x 2.34m)

**BEDROOM ONE**  
11'9 x 11'4 (3.58m x 3.45m)

**BEDROOM TWO**  
8'9 x 8'2 (2.67m x 2.49m)

**BATHROOM**  
8'1 x 6'0 (2.46m x 1.83m)

## OUTSIDE

**ENCLOSED REAR GARDEN**

**PARKING & GARAGE**

## AGENTS NOTE

"We have been informed by the seller that there is a current gardening and estate maintenance charge of £680 approx per annum."

## 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. Bernard's 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.

## ANTI MONEY LAUNDERING

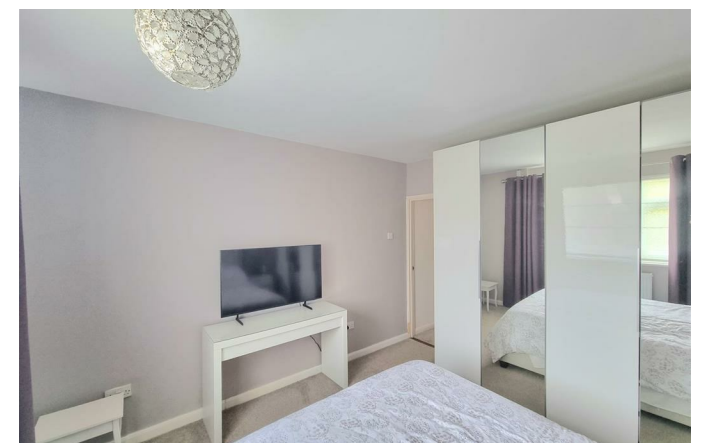
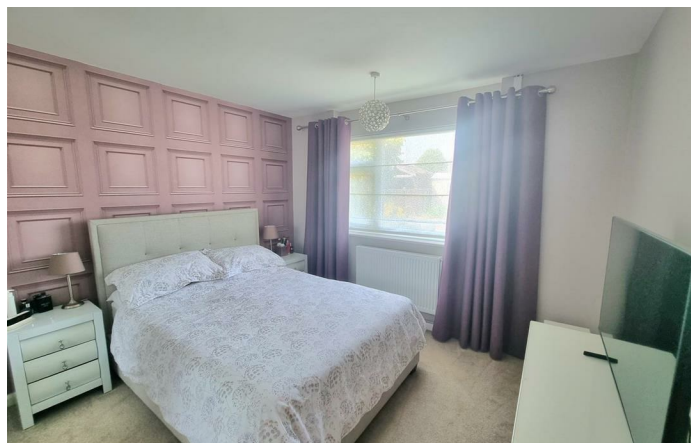
Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of 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

## 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!

## 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.



| Energy Efficiency Rating                                  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs<br>(92-100) A | 85        |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| Not energy efficient - higher running costs<br>(1-20) G   |           |
| 68  |           |

EU Directive 2002/91/EC  
England & Wales

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