



**£260,000**  
**25 Moat Walk**  
Gosport, PO12 2SP

Beautifully presented throughout, this well-maintained two-bedroom home is offered with no onward chain and is ready for immediate occupation. The property has been carefully looked after by the current owners and offers well-proportioned accommodation suited to a range of buyers. The accommodation includes a spacious living room with plenty of natural light, a modern fitted kitchen with a good range of units and work surfaces, and a contemporary bathroom finished to a good standard. Upstairs, there are two well-sized bedrooms providing comfortable and practical living space. Externally, the property benefits from a westerly-facing rear garden, enjoying afternoon and evening sun, along with the added advantage of a garage providing useful storage or parking. Situated in the ever-popular Gomer area, the property is conveniently located within close proximity to the beach and falls within the Bay House School catchment area. Local amenities and transport links are also easily accessible, making this a well-positioned and appealing home. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing, phone lines open until 8PM





**ENTRANCE PORCH**

**LIVING ROOM** 14' 2" x 13' 10" (4.34m x 4.23m)

**KITCHEN / DINER** 14' 3" x 10' 1" (4.35m x 3.09m)

**STAIRS AND LANDING**

**BEDROOM ONE** 14' 4" x 10' 9" (4.39m x 3.30m)

**BEDROOM TWO** 12' 6" x 7' 1" (3.82m x 2.17m)

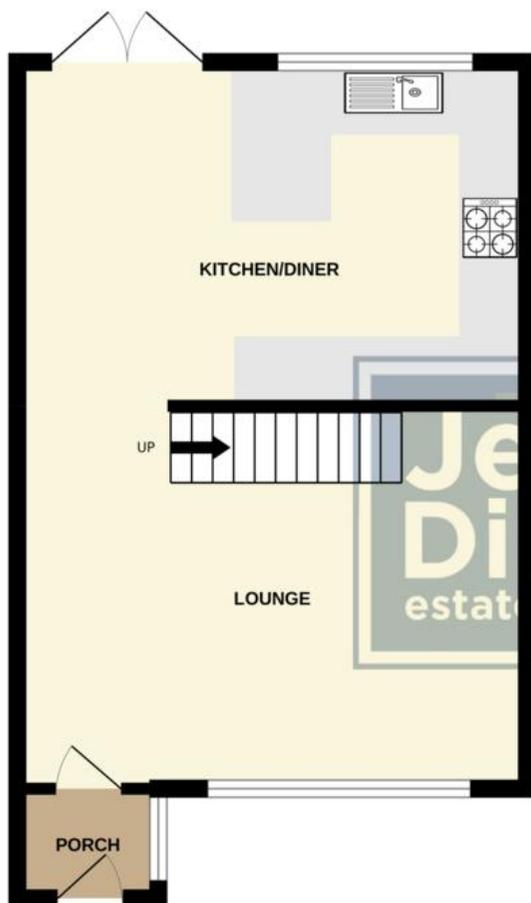
**BATHROOM** 7' 0" x 5' 6" (2.15m x 1.70m)

**GARDEN**

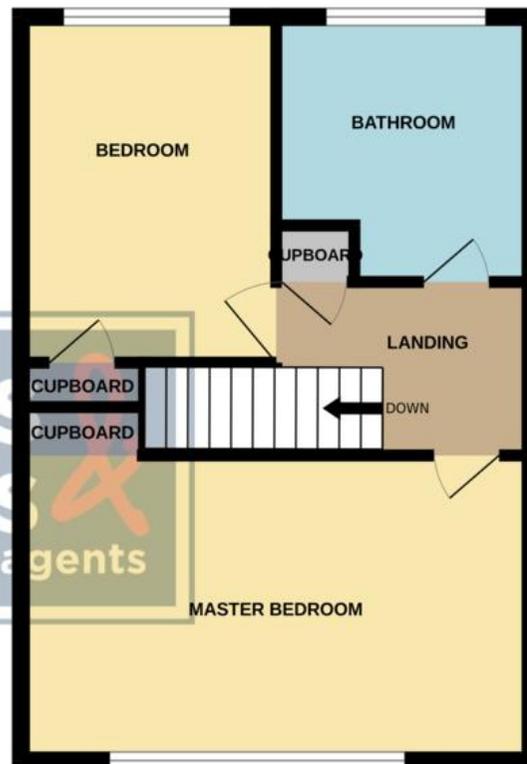
**GARAGE**



GROUND FLOOR



1ST FLOOR



**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	89
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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  
Dibbens &**  
estate and letting agents

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