



GUIDE PRICE  
**£150,000**  
**18 Widgeon Close**  
Gosport, PO12 4JG

## PROPERTY SUMMARY

This well-presented two-bedroom purpose-built flat offers spacious and versatile accommodation. The property features a bright and modern open-plan kitchen/dining area, perfect for both everyday living and entertaining. A separate lounge provides a comfortable and inviting space to relax. There are two well-proportioned bedrooms, along with a neatly appointed bathroom. Externally, the property benefits from allocated parking for added convenience. Situated in a desirable location, this attractive flat combines practical living space and is ready to move into. Early viewing is highly recommended.





#### **ENTRANCE HALL**

**LOUNGE** 13' 5" x 11' 1" (4.1m x 3.4m)

**KITCHEN/DINER** 18' 9" x 8' 7" (5.73m x 2.63m)

**BEDROOM ONE** 13' 8" x 8' 7" (4.18m x 2.62m)

**BEDROOM TWO** 13' 8" x 7' 3" (4.18m x 2.23m)

#### **BATHROOM**

#### **OUTSIDE**

#### **ALLOCATED PARKING**

#### **BRICK BUILT SHED**

#### **COMMUNAL DRYING AREA**

#### **AGENTS NOTES** Tenure; Leasehold

Service charge & Ground Rent £91 per month

Length of Lease Remainder of a 999 year lease from 1999

Due to construction this is a cash buy only.



GROUND FLOOR



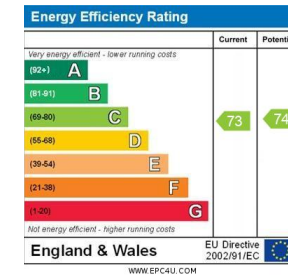
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operation or efficiency save for what is stated on the manufacturer's literature.

**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only



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

**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk