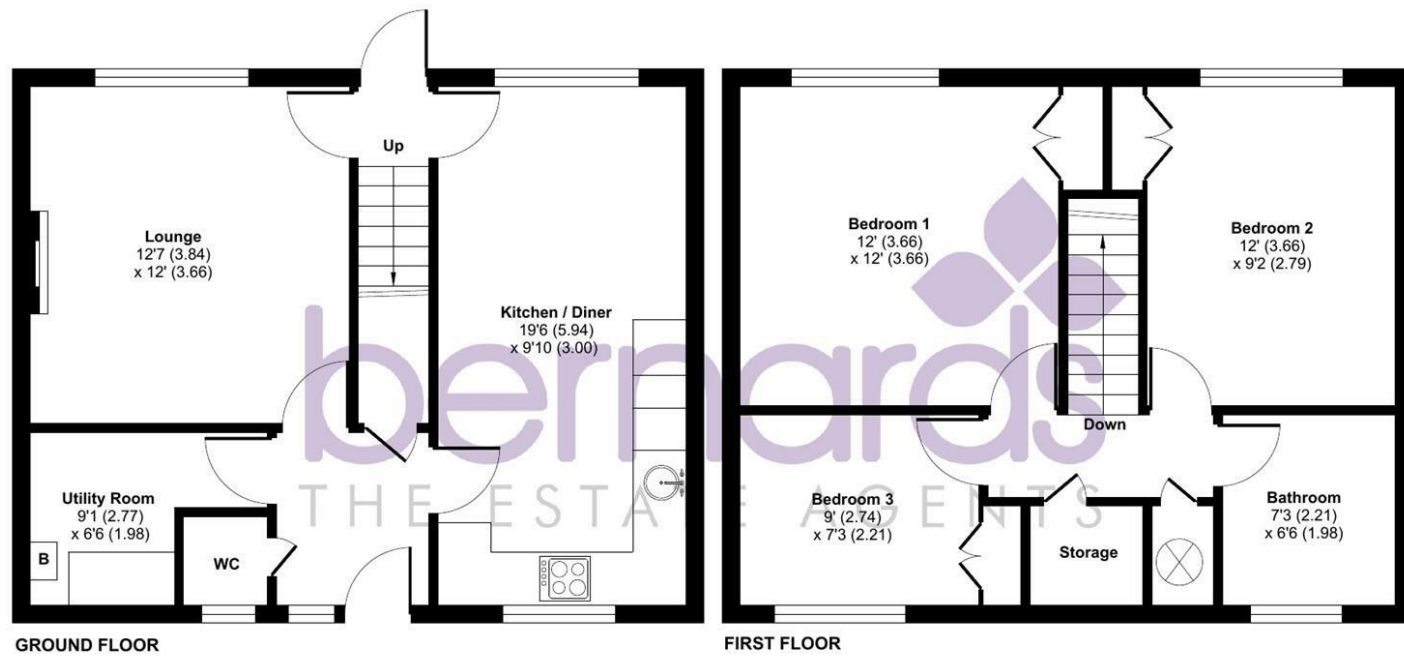
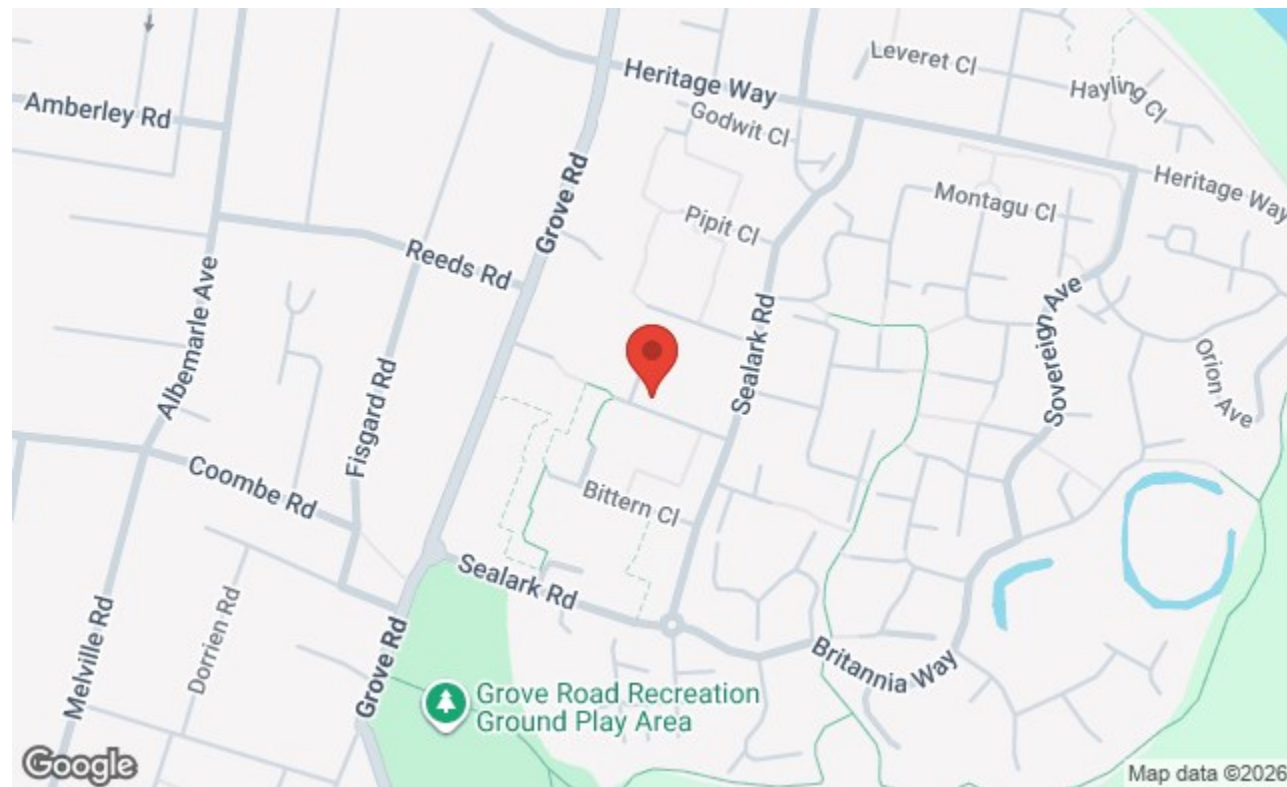


## Widgeon Close, Gosport, PO12

Approximate Area = 947 sq ft / 87.9 sq m  
For identification only - Not to scale



This floor plan was constructed using measurements provided to ©nrichcom 2026 by a third party. Produced for Bernards Estate and Letting Agents Ltd. REF: 1410594



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



Offers Over £220,000

Widgeon Close, Gosport PO12 4JG

**bernards**  
THE ESTATE AGENTS



### HIGHLIGHTS

- Three bedroom end of terraced house
- Popular Hardway location
- Walking distance to waterfront
- Spacious kitchen/diner
- Separate utility room
- Downstairs WC
- Allocated parking
- No onward chain
- Enclosed rear garden
- Double glazing and gas central heating

\*\*\*Price range £220,000 - £230,000\*\*\*

Bernards are delighted to offer for sale this spacious three-bedroom end-of-terrace home, ideally located in the popular Hardway area of Gosport. The property is within easy walking distance of the waterfront, local schools, and shops.

The accommodation benefits from double glazing and gas central heating throughout. On the ground floor, the property offers a

downstairs WC, a generous kitchen/diner, a separate utility room overlooking the rear garden.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the home features an enclosed rear garden and a traffic-free frontage, with allocated parking located nearby. Offered with no onward chain, this property is ideal for buyers looking for a smooth and speedy purchase.

Call today to arrange a viewing

02392 004660

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## ENTRANCE HALL

**DOWNSTAIRS WC**  
4'3 x 3'7 (1.30m x 1.09m)

**UTILITY ROOM**  
9'1 x 6'6 (2.77m x 1.98m)

**KITCHEN/DINER**  
19'6 x 9'10 (5.94m x 3.00m)

**LIVING ROOM**  
12'7 x 12'0 (3.84m x 3.66m)

## LANDING

**BEDROOM ONE**  
12'0 x 12'0 (3.66m x 3.66m)

**BEDROOM TWO**  
12'0 x 9'2 (3.66m x 2.79m)

**BEDROOM THREE**  
9'0 x 7'3 (2.74m x 2.21m)

**BATHROOM**  
7'3 x 6'6 (2.21m x 1.98m)

## OUTSIDE

**ENCLOSED REAR GARDEN**

**ALLOCATED PARKING**

**CONSTRUCTION**  
Concrete.

## 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!

## AGENTS NOTES

We understand that there is an estate fee of £430.10 per year for the upkeep of the communal areas.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
62	77
EU Directive 2002/91/EC	
England & Wales	



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