

Asking Price £160,000

Wilmott Close, Gosport PO12 3SE

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR GARDEN FLAT
- ❖ CONSERVATORY
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ ENTRANCE HALL/STUDY AREA
- ❖ ENCLOSED GARDEN WITH SHED
- ❖ FITTED KITCHEN
- ❖ TWO ADDITIONAL BRICK BUILT SHEDS
- ❖ DOUBLE BEDROOM
- CLOSE TO PRIVETT PARK

Nestled in the charming area of Wilmott Close, Gosport, this delightful purpose-built one-bedroom maisonette presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-designed layout, all conveniently situated on the ground floor, ensuring ease of access and comfortable living.

Upon entering, you are greeted by a spacious entrance hall, which offers the potential for conversion into a dining room or study, catering to your personal needs. The fitted kitchen is practical and functional, while the inviting lounge features patio doors that lead to a lovely conservatory, perfect for enjoying the natural light and garden views.

The double bedroom provides a peaceful retreat, and the bathroom is well-appointed for your convenience. The property is enhanced by double glazing and gas

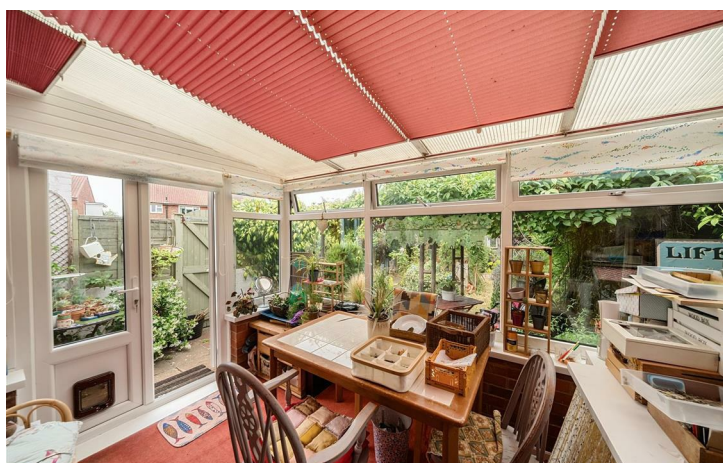
central heating, ensuring warmth and comfort throughout the year.

One of the standout features of this maisonette is the private enclosed rear garden, a tranquil space ideal for relaxation or entertaining. The garden is complemented by a shed for additional storage, and there are two brick-built sheds located at the entrance of the property, providing ample space for your gardening tools or outdoor equipment.

Situated within walking distance to Privett Park, this home offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful yet accessible lifestyle. Do not miss the chance to make this charming maisonette your own.

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





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PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN

8'2 x 7'5 (2.49m x 2.26m)

LIVING ROOM

14'2 x 10'11 (4.32m x 3.33m)

CONSERVATORY

11'6 x 8'8 (3.51m x 2.64m)

BATHROOM

6'0 x 5'6 (1.83m x 1.68m)

OUTSIDE

ENCLOSED REAR GARDEN

LEASEHOLD INFORMATION

We are informed by our seller that there is a ground rent £10 per annum. Service Charge £273.63 per annum
Lease expiry date of 25/02/2110

Anti-Money Laundering (Aml)

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

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!

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.

Removal Quotes

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





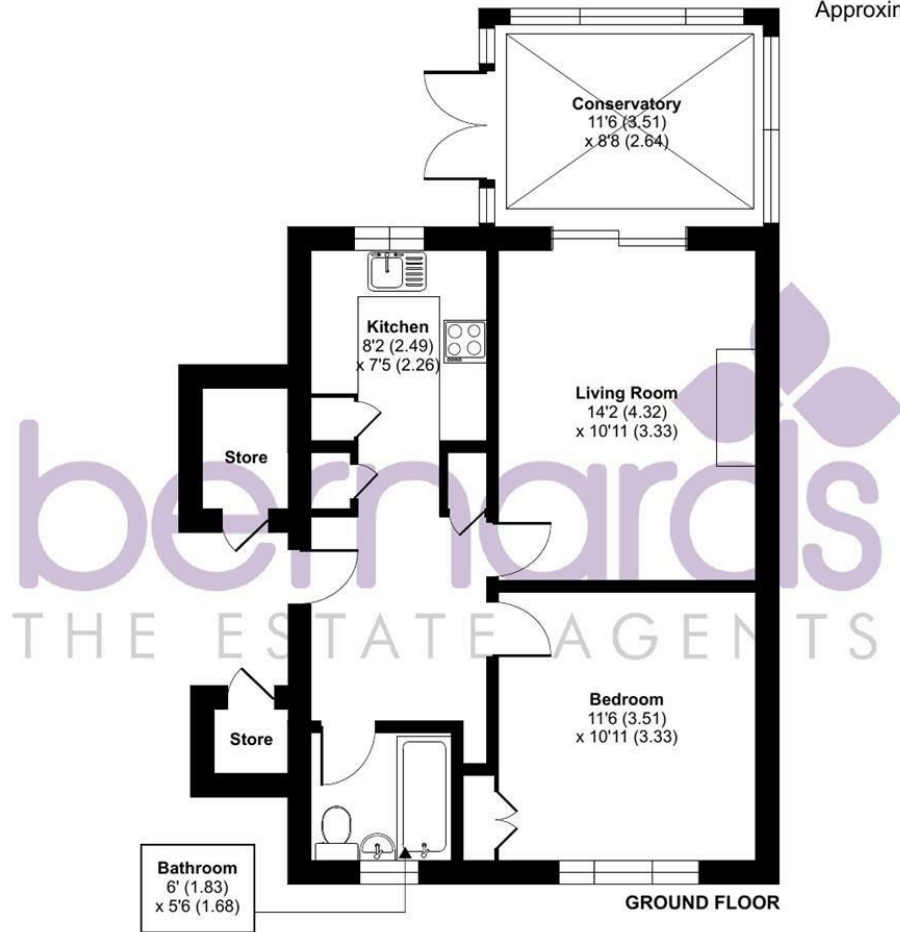
Wilmott Close, Gosport, PO12

Approximate Area = 608 sq ft / 56.5 sq m

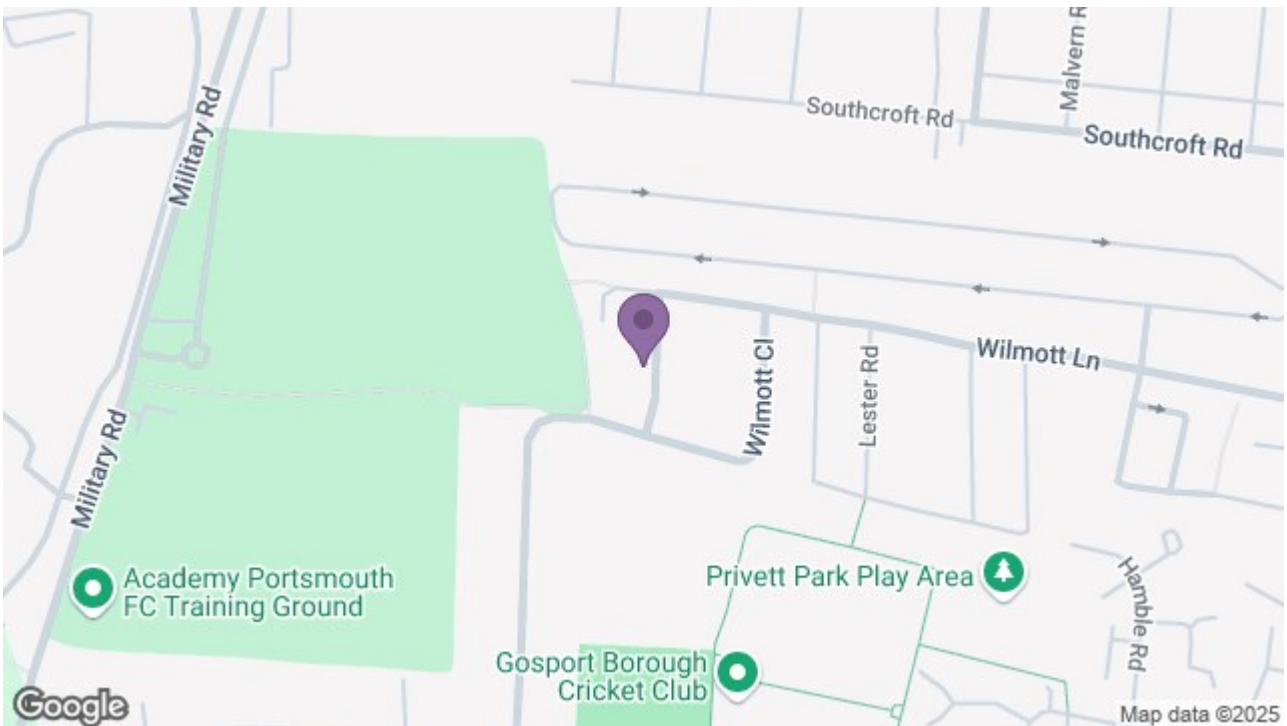
Stores = 26 sq ft / 2.4 sq m

Total = 634 sq ft / 58.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1327568



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