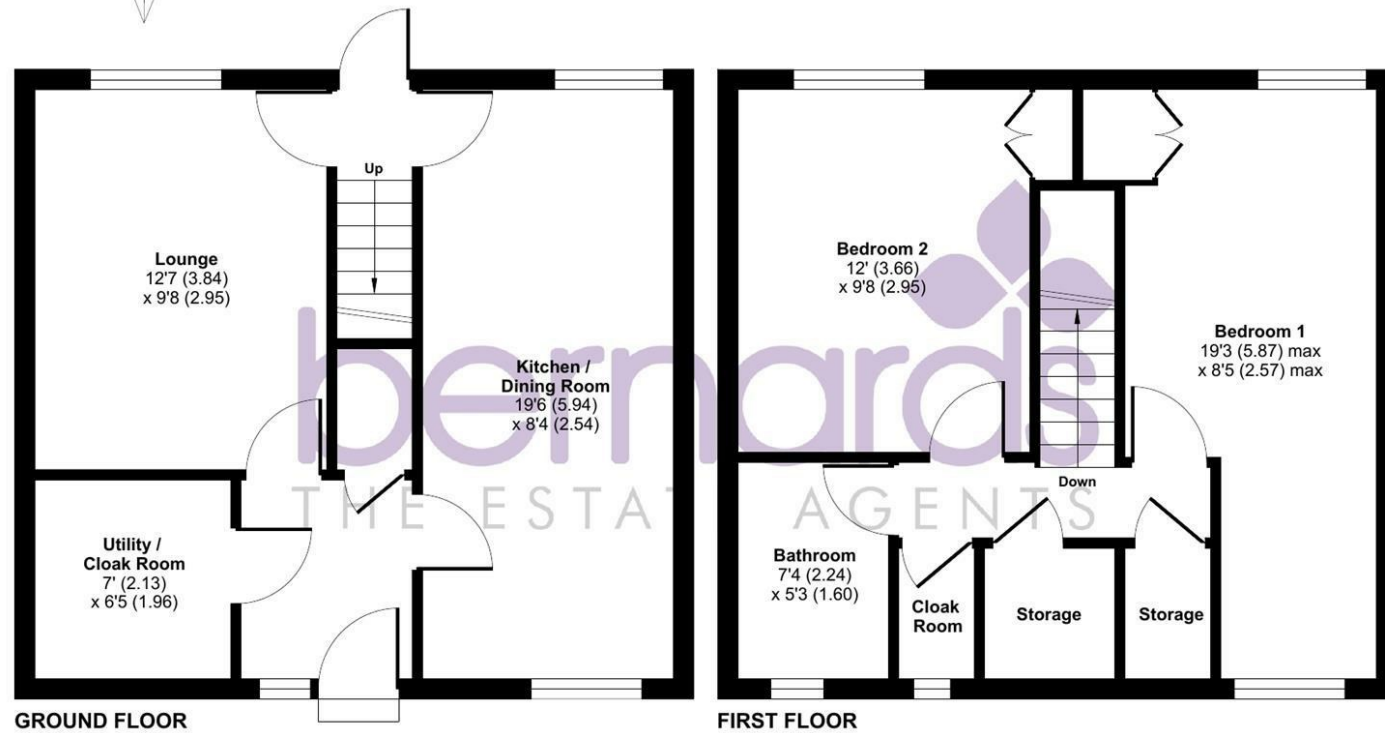


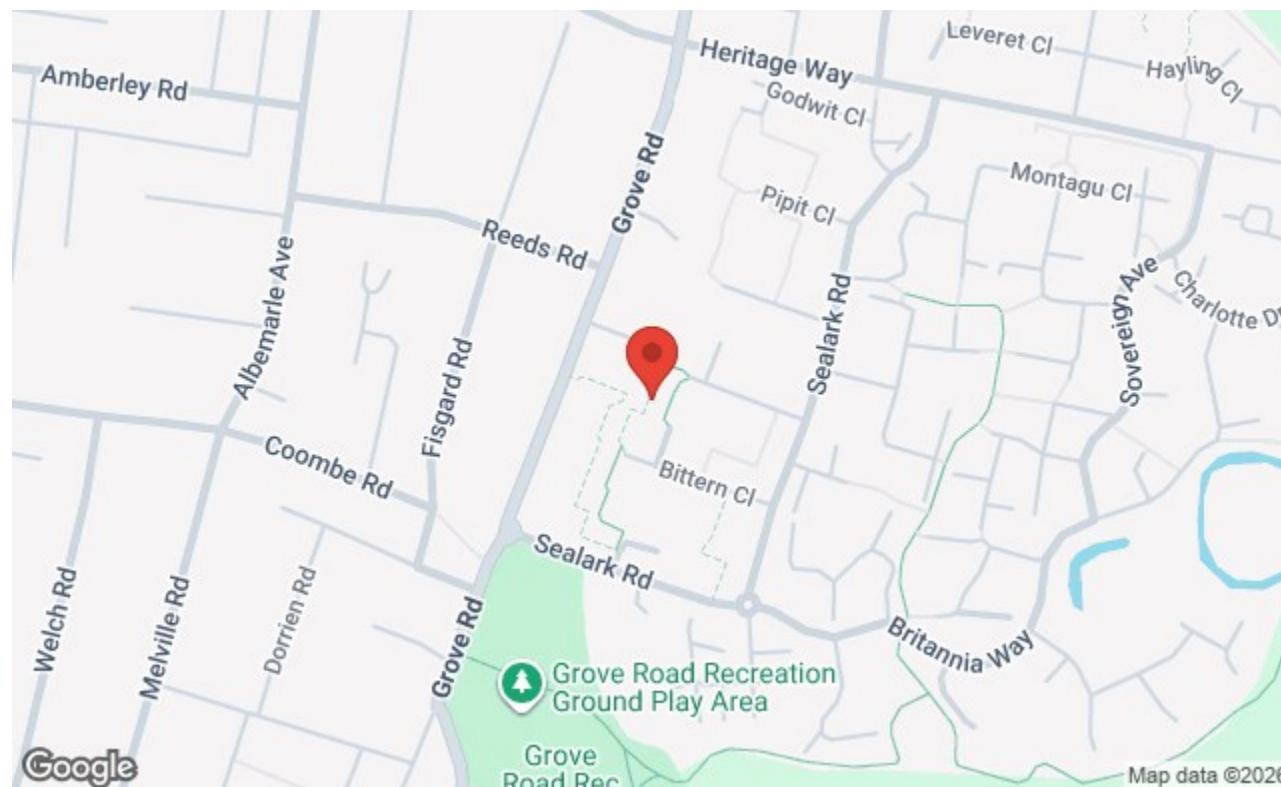


Widgeon Close, Gosport, PO12

Approximate Area = 826 sq ft / 76.7 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1350015



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



Offers Over £145,000

Widgeon Close, Gosport PO12 4JG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Being sold via Secure Sale
- Immediate 'exchange of contracts' available
- Double glazing and gas central heating
- Large kitchen/diner
- Spacious two-bedroom house
- Allocated Parking
- No onward chain
- Close to Hardway waterfront
- Enclosed Rear Garden
- Downstairs WC/utility room

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

Bernards are pleased to present this spacious two-bedroom home, located in the highly sought-after Hardway area of Gosport.

Well-maintained throughout, the property benefits from double glazing, gas central heating, and generous living space, making it an ideal option for a range of buyers.

The ground floor comprises a convenient WC/utility room, a spacious kitchen/diner ideal for family meals or entertaining, and a bright living room that opens onto an enclosed rear garden, complete with rear access.

Upstairs, the property offers two double bedrooms, with the master bedroom providing scope to be divided into a third bedroom if desired. The first floor also includes a family bathroom, a separate WC, and a large walk-in storage cupboard — perfect for use as a small home office or study space.

Externally, the home benefits from allocated parking and a private rear garden.

Offered with no onward chain, this property presents a fantastic opportunity for those looking to move swiftly. Its location is just a short distance from the Hardway waterfront, known for its sailing facilities, and is well served by local schools and public transport links.

Early viewing is highly recommended.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL DOWNSTAIRS WC/UTILITY ROOM

7'0 x 6'5 (2.13m x 1.96m)

KITCHEN/DINER

19'6 x 8'4 (5.94m x 2.54m)

LIVING ROOM

12'7 x 9'8 (3.84m x 2.95m)

LANDING

BEDROOM ONE

19'3 x 8'5 (5.87m x 2.57m)

BEDROOM TWO

12'0 x 9'8 (3.66m x 2.95m)

BATHROOM

7'4 x 5'3 (2.24m x 1.60m)

SEPARATE WC

4'6 x 2'6 (1.37m x 0.76m)

WALKING IN CUPBOARD

4'6 x 4'2 (1.37m x 1.27m)

OUTSIDE

ENCLOSED REAR GARDEN

ALLOCATED PARKING

Number 67.

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

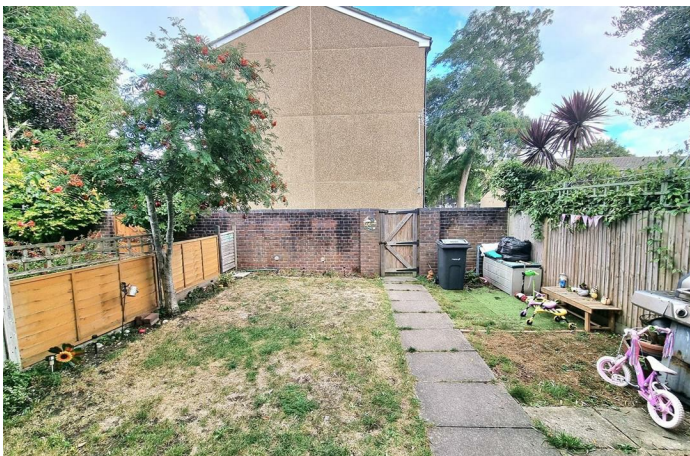
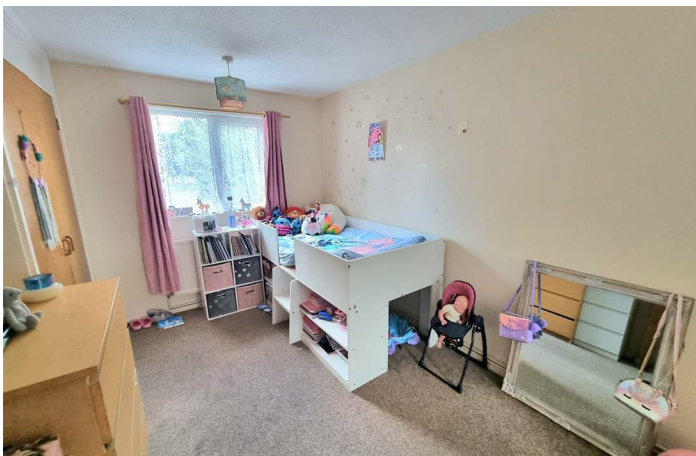
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!

FREEHOLD / COUNCIL TAX BAND A

AGENTS NOTE

This property is a concrete construction.



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



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