



£230,000 - £240,000
Guide Price



105a Leesland Road
Gosport
Hampshire
PO12 3NE

- Bay House Catchment
- 19ft Kitchen/Diner
- Garage and Off Road Parking
- Southerly Facing Garden

Email - gosport@dibbensproperty.co.uk Tel - 02392 602 155

"This modern three bedroom family home is perfectly located within close distance of shops, bus routes and the town centre. The many benefits this property offers include: three bedrooms, en-suite to master, kitchen/diner, southerly aspect garden, garage and off road parking, gas central heating, double glazing and so much more. Call the Dibbens team now to arrange an internal inspection of this fantastic property."

Ashley Welch, Branch Manager, Gosport

ENTRANCE

Enclosed by low brick wall with gate and pathway, mainly laid to artificial grass.

COMPOSITE FRONT DOOR

Leading into:-

ENTRANCE HALL

Stairs to first floor landing, under stair storage cupboard, coving, Karndean flooring.

CLOAKROOM

Low level WC, pedestal mounted wash basin, tiled to principal areas.

KITCHEN/DINER

19' 3" x 8' 4" (5.89m x 2.56m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, integral electric oven with gas hob and extractor hood over, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, spot lights, Karndean flooring, space for table and chairs, double glazed bay window to front aspect, double glazed window to side aspect.

LOUNGE

14' 11" x 11' 7" (4.57m x 3.55m) Double glazed window to and double doors to garden, electric fire with marble hearth and wooden surround, radiator, coving.

FIRST FLOOR LANDING

Loft access, storage cupboard, doors to all rooms.

BEDROOM ONE

13' 5" x 9' 5" (4.09m x 2.89m) Double glazed window to front aspect, radiator, built-in wardrobes, ceiling fan, door to:-

EN-SUITE

Enclosed shower cubicle, pedestal mounted wash basin with mixer tap, close coupled WC, double glazed window to front aspect.

BEDROOM TWO

11' 9" x 8' 5" (3.60m x 2.59m) Double glazed window to rear elevation, radiator.

BEDROOM THREE

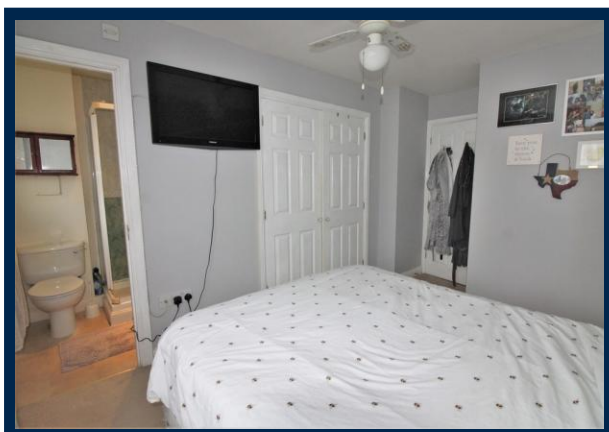
11' 9" x 5' 6" (3.60m x 1.70m) Double glazed window to rear aspect, radiator.

BATHROOM

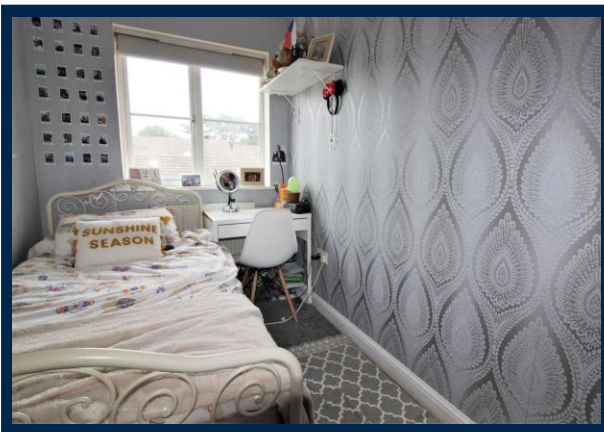
Panel enclosed bath, closed coupled WC, pedestal mounted wash basin with mixer tap, part tiled walls.

GARDEN

Mainly laid to lawn with patio area, enclosed by wooden fencing, access gate to front of property, personal door to garage with power and light and up and over door, parking space.

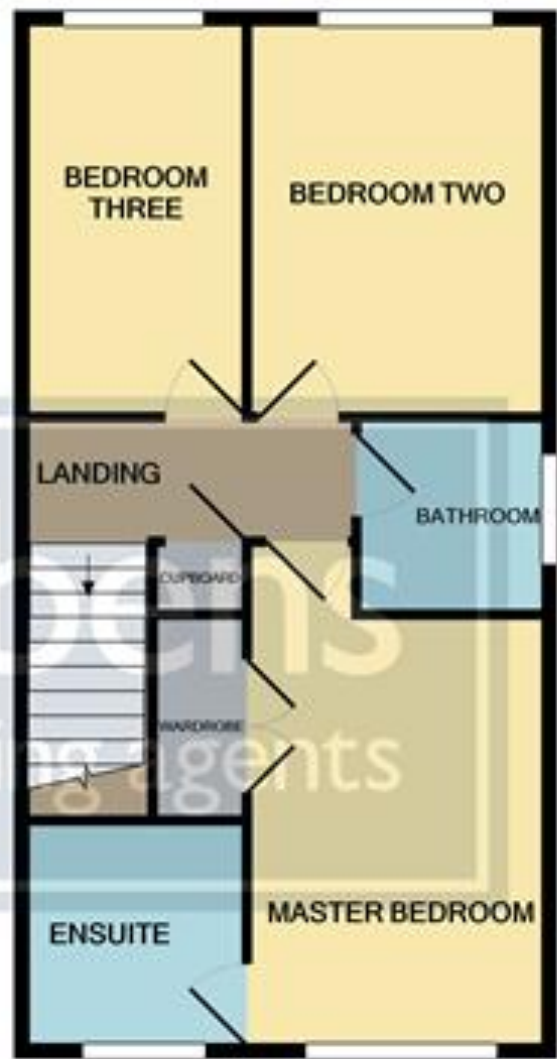


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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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