



**Leesland Road, Gosport, PO12 3ND**

**welcome to**

## **Leesland Road, Gosport**

Fox and Sons are delighted to present for sale this two bedroom mid-terraced house offering a fitted kitchen, double glazing, a garage and enclosed garden with rear access. The property also benefits from a separate lounge and dining room and is conveniently located within Bay House catchment.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Porch**

UPVC door to front access.

### **Lounge**

12' 8" x 9' 9" ( 3.86m x 2.97m )

UPVC double glazed window to front elevation, tv point, radiator.

### **Dining Room**

12' 9" x 9' 7" ( 3.89m x 2.92m )

Dark grey aluminium door to rear access, understairs storage cupboard, radiator.

### **Kitchen**

10' 3" max x 8' 2" ( 3.12m max x 2.49m )

UPVC double glazed window to side elevation, matching wall and base units, stainless steel sink , work surfaces, space for fridge/freezer, space for cooker, cooker-hood, plumbing and space for dishwasher, spotlights, door to:

### **Utility Room**

Space for washing machine and tumble dryer.

### **Bathroom**

UPVC double glazed window to rear elevation, bath, wash hand basin, wc, tiled floor and walls, radiator.





### **First Floor Landing**

Doors to:

#### **Bedroom 1**

12' 8" x 9' 9" ( 3.86m x 2.97m )

UPVC double glazed window to rear elevation, radiator.

#### **Bedroom 2**

12' 8" x 9' 9" ( 3.86m x 2.97m )

UPVC double glazed window to front elevation, storage cupboard, radiator.

#### **Outside**

The rear garden is laid to decking and shingle with an outside tap and rear pedestrian access.

#### **Garage**

Metal double doors



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: C

guide price

**£175,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
GOS111467 - 0010

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