

Leonard Road, Gosport,
Hampshire, PO12 4TU

£220,000



Middle Terraced House
Lounge / Dining Room
Good Size First Floor Bathroom
Gas Central Heating
Ideal First Time Purchase

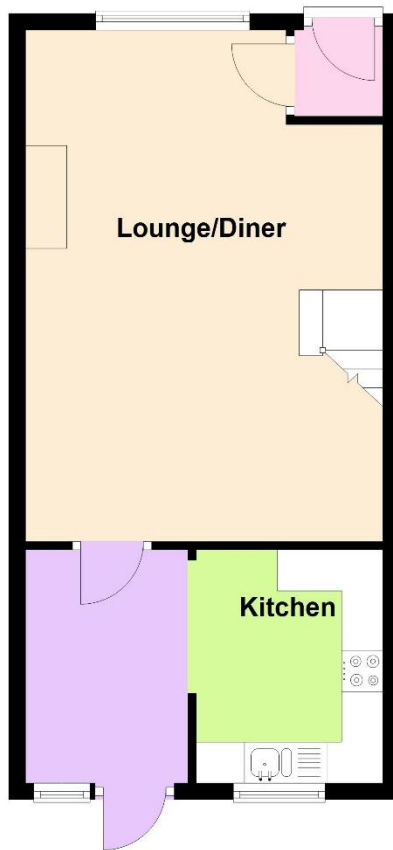
Two Bedrooms
Modern Kitchen
PVCu Double Glazing
Workshop
Conveniently Located For Gosport Town
Centre & Ferry Terminal

023 9258 5588

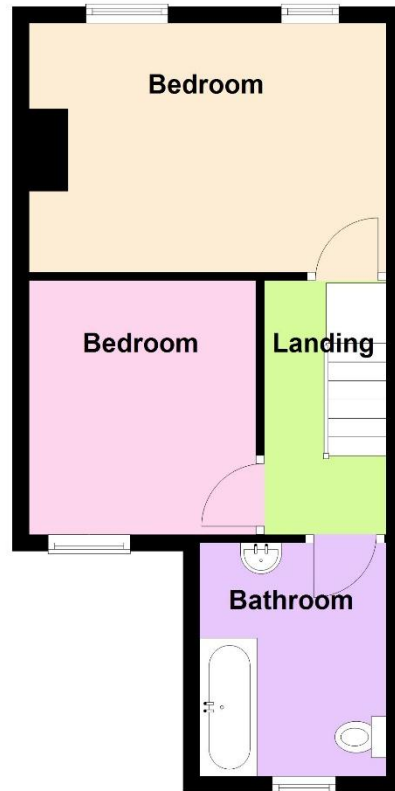
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Ground Floor

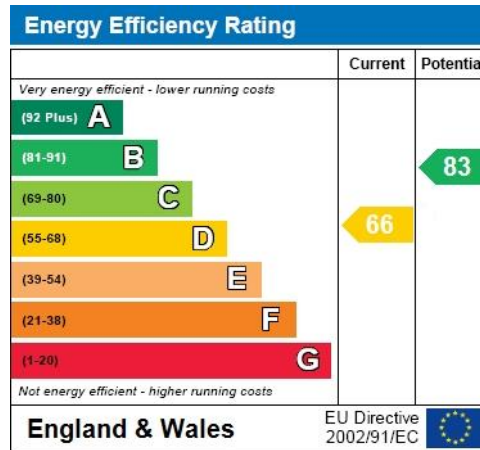


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, dado rail, Georgian style glazed door to:
Lounge / Dining Room	20'3" (6.17m) x 14'2" (4.32m) PVCu double glazed window, 2 radiators, dado rail, understairs cupboard, stairs to first floor, laminate flooring.
Kitchen & Utility	13'9" (4.19m) x 9'3" (2.82m) Divided into 2 sections with 1 1/2 bowl stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, PVCu double glazed window, tiled splashbacks, coved ceiling, space for fridge/freezer.
Utility Area	With plumbing for washing machine, wall mounted gas central heating boiler, PVCu double glazed door to garden, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	Access to loft space and spindled balustrade.
Bedroom 1	14'2" (4.32m) x 9'11" (3.02m) 2 PVCu double glazed windows, fire surround with cast iron inset for feature, radiator, coved ceiling, fitted shelving.
Bedroom 2	9'10" (3m) x 9'0" (2.74m) PVCu double glazed window, radiator.
Bathroom	9'2" (2.79m) x 7'4" (2.24m) Panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C. radiator, PVCu double glazed window, tiled walls.
OUTSIDE	
Garden	Of sunny aspect with part patio, artificial grass, raised flower beds.
Workshop	14'3" (4.34m) x 6'11" (2.11m) Max With door to pedestrian rear access.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.