

Leesland Road, Gosport,  
Hampshire, PO12 3NF

£175,000



Middle Terraced House  
Two Reception Rooms  
PVCu Double Glazing  
No Forward Chain

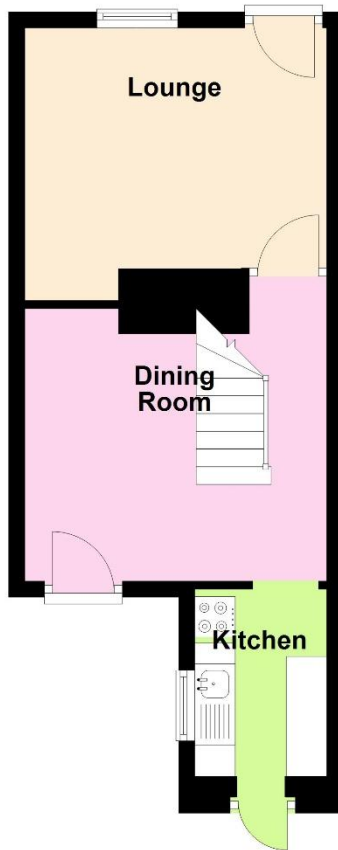
Two Bedrooms  
In Need Of Modernisation & Improvement  
Good Size Rear Garden

**023 9258 5588**

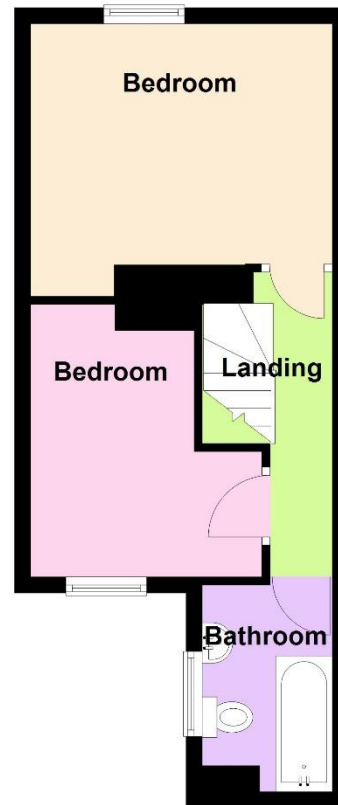
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**Ground Floor**

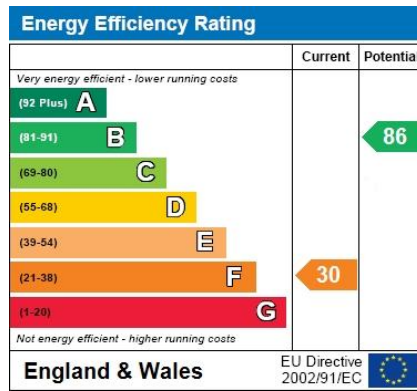


**First Floor**



**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**

|                      |                                                                                                                                                                                                                                                                                                              |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lounge               | 12'3" (3.73m) x 9'9" (2.97m) Plus Recess PVCu double glazed front door and window, brick fireplace with adjoining plinth.                                                                                                                                                                                    |
| Dining Room          | 9'9" (2.97m) x 7'2" (2.18m) widening to 12'3 (3.73m), Timber door to garden, stairs to first floor.                                                                                                                                                                                                          |
| Kitchen              | 7'1" (2.16m) x 6'0" (1.83m) Single drainer sink unit, wall and base cupboards with worksurface over, electric cooker point, tiled walls, PVCu double glazed window, timber door to garden, plumbing for washing machine.                                                                                     |
| ON THE 1ST FLOOR     |                                                                                                                                                                                                                                                                                                              |
| Landing              | Access to loft space.                                                                                                                                                                                                                                                                                        |
| Bedroom 1            | 12'4" (3.76m) x 9'9" (2.97m) PVCu double glazed window, built in cupboard.                                                                                                                                                                                                                                   |
| Bedroom 2            | 9'10" (3m) x 6'8" (2.03m) widening to 9'4 (2.84m), PVCu double glazed window, built in cupboard.                                                                                                                                                                                                             |
| Bathroom             | 8'5" (2.57m) x 6'8" (2.03m) PVCu double glazed window, panelled bath, pedestal hand basin, low level W.C., tiled walls.                                                                                                                                                                                      |
| OUTSIDE              |                                                                                                                                                                                                                                                                                                              |
| Front Forecourt      |                                                                                                                                                                                                                                                                                                              |
| Rear Garden          | With concrete path, crazy paved area, flower beds.                                                                                                                                                                                                                                                           |
| Services             | We understand that this property is connected to mains gas, electric, water and sewage.                                                                                                                                                                                                                      |
| Tenure               | Freehold.                                                                                                                                                                                                                                                                                                    |
| Council Tax          | Band B.                                                                                                                                                                                                                                                                                                      |
| Property Information | For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a><br>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a> |



Full Energy Performance Certificate  
available upon request

| Appointment                   |       |                 |
|-------------------------------|-------|-----------------|
| Date:                         | Time: | Person Meeting: |
| <a href="#">Viewing Notes</a> |       |                 |

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.