

Leonard Road, Gosport,  
Hampshire, PO12 4TU

£215,000



Middle Terraced House  
First Floor Bathroom  
No Forward Chain

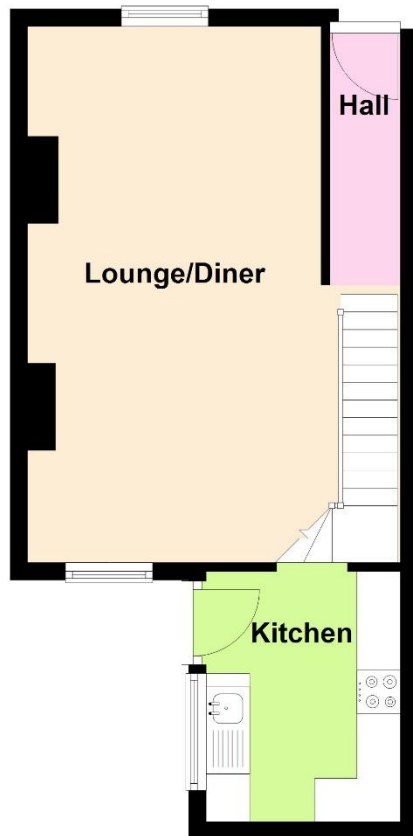
Two Bedrooms  
Modern Kitchen  
In Our Opinion, Ideal Starter Home

**023 9258 5588**

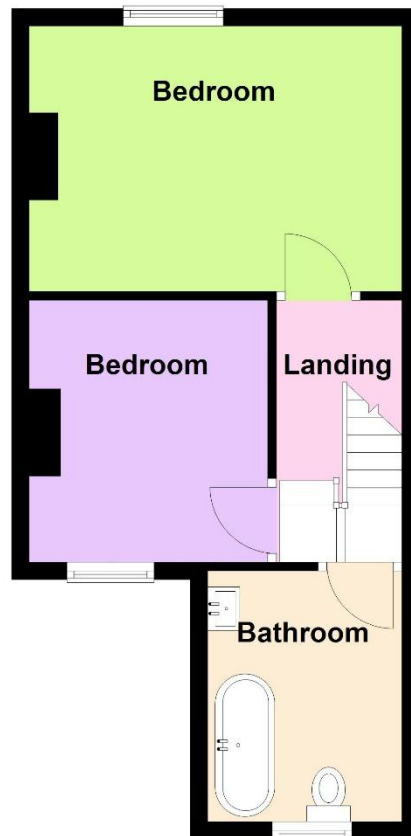
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**Ground Floor**

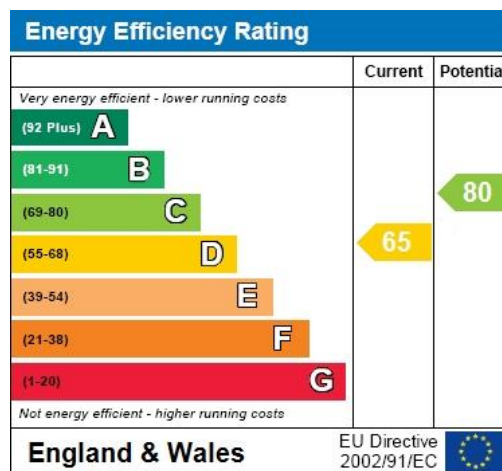


**First Floor**



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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

|                      |  |
|----------------------|--|
| Entrance Hall        | Composite front door with glazed panel, dado rail, coved ceiling, ornamental arch.   |
| Lounge / Dining Room |  |
| Lounge Area          | 11'0" (3.35m) x 9'11" (3.02m) PVCu double glazed window, radiator, dado rail, coved ceiling.   |
| Dining Area          | 11'7" (3.53m) Plus Recess x 9'10" (3m) PVCu double glazed window, radiator, stairs to first floor, understairs cupboard, coved ceiling.  |
| Kitchen              | 9'4" (2.84m) x 7'4" (2.24m) Single drainer composite sink unit, light grey wall and base units with worksurface over, built in oven and 4 ring gas hob, integrated microwave, plumbing for washing machine, integrated fridge and freezer, wall mounted gas central heating boiler, tiled splashbacks, PVCu double glazed window and door to garden. |
| ON THE 1ST FLOOR     |  |
| Landing              | Access to loft space, spindled balustrade.   |
| Bedroom 1            | 14'0" (4.27m) x 10'0" (3.05m) PVCu double glazed window, radiator, cast iron fireplace with timber surround, coved ceiling.  |
| Bedroom 2            | 9'11" (3.02m) x 8'10" (2.69m) PVCu double glazed window, radiator, coved ceiling.  |
| Bathroom             | 9'4" (2.84m) x 7'4" (2.24m) Claw foot open bath, antique style mixer tap, pedestal hand basin, low level W.C., antique style radiator, aqua panel splashbacks, PVCu double glazed window.  |
| OUTSIDE              |  |
| Rear Garden          | With lawn and flower borders, pedestrian rear gate.  |
| 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: <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: |
| 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.