



**£209,995**  
**19 Leonard Road**  
Gosport, PO12 4TU

## PROPERTY SUMMARY

A well-presented end of terrace home, ideal for first-time buyers, small families or investors alike. The property welcomes you via a useful entrance porch, leading into a spacious lounge featuring dual aspect windows that allow plenty of natural light to fill the room, creating a bright and airy living space. The fitted kitchen offers a range of wall and base units with ample worktop space and room for appliances. Upstairs, there are two double bedrooms, both well-proportioned and offering comfortable accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing, entertaining or gardening. Early viewing is highly recommended to fully appreciate the accommodation on offer.

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**ENTRANCE PORCH**

**LOUNGE 20' 2" x 11' 10" (6.15m x 3.61m)**

**KITCHEN 9' 9" x 7' 6" (2.97m x 2.29m)**

**INNER LOBBY**

**BATHROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE 11' 11" x 9' 10" (3.65m x 3.02m)**

**BEDROOM TWO 10' 2" x 9' 10" (3.10m x 3.02m)**

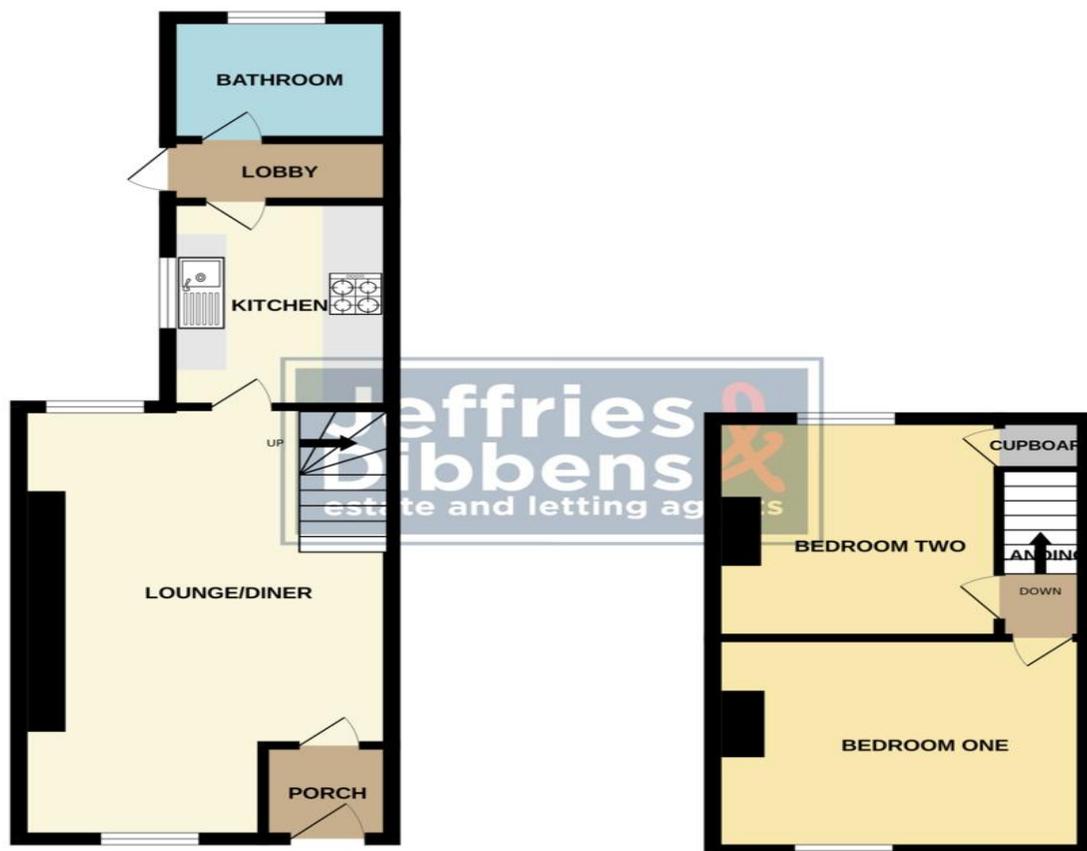
**OUTSIDE**

**REAR ENCLOSED GARDEN**



GROUND FLOOR

1ST FLOOR

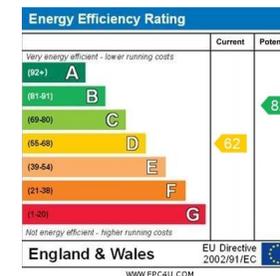


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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