DIMON
Estate Agents

Leonard Road, Gosport, Hampshire, PO12 4TU

£200,000













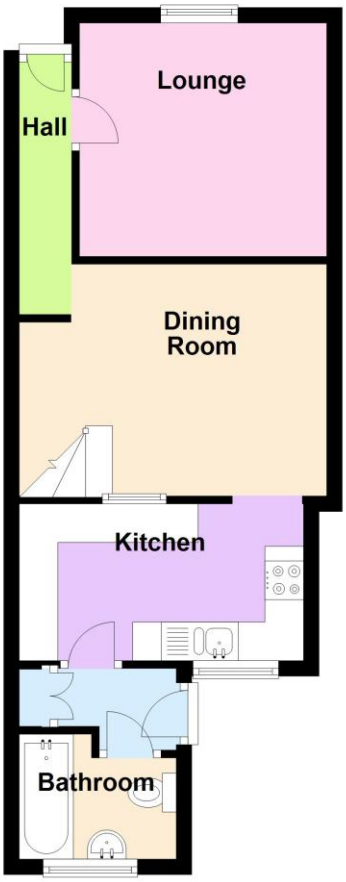
- Middle Terraced House
- Two Reception Rooms
- Bathroom With White Suite
- Gas Central Heating
- Two Bedrooms
- 12`0 Wide Kitchen
- PVCu Double Glazing
- In Our Opinion, An Ideal First Time Purchase

Low Maintenance Rear Garden With Block Built Workshop

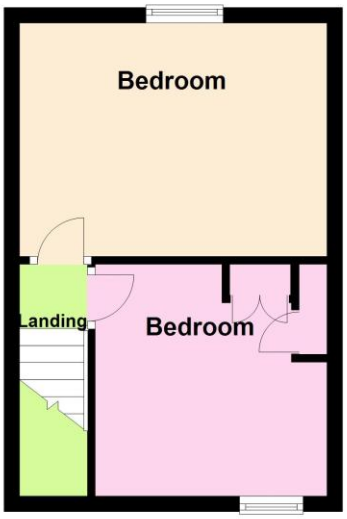
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

Ground Floor



First Floor

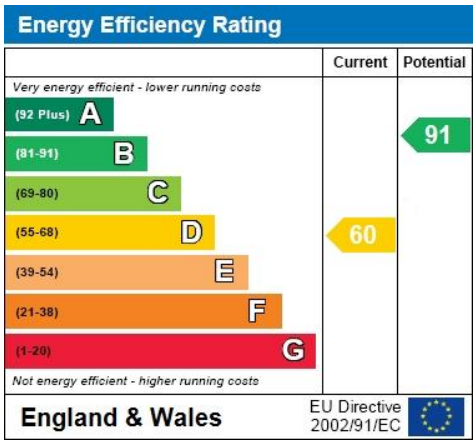






SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door, wall panelling, laminate flooring, radiator.
Lounge	9'11" (3.02m) x 9'10" (3m) PVCu double glazed window, radiator.
Dining Room	9'10" (3m) x 13'1" (3.99m) Into Recess Meter cupboards, radiator, laminate flooring, stairs to 1st floor.
Kitchen	12'0" (3.66m) x 7'3" (2.21m) 1 ½ bowl composite sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, recess for fridge/freezer, plumbing for dishwasher, additional appliance space, PVCu double glazed window, tiled splashbacks, coved ceiling.
Rear Lobby	Plumbing for washing machine, shelving, PVCu double glazed door to garden, coved ceiling.
Bathroom	White suite of panelled bath, pedestal hand basin, low level WC., PVCu double glazed window, tiled splashbacks, wall mounted gas central heating boiler, extractor fan, coved ceiling.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	13'0" (3.96m) x 9'11" (3.02m) PVCu double glazed window, radiator.
Bedroom 2	10'6" (3.2m) x 9'11" (3.02m) PVCu double glazed window, fitted cupboards, radiator.
OUTSIDE	
Rear Garden	Paved patio, artificial grass, rear pedestrian gate.
Block Built Workshop	Double glazed French doors and window.
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 For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.