



GUIDE PRICE
£250,000 - £270,000
20 Cleveland Road
Gosport, Hampshire, PO12 2JG

This well-presented three double bedroom home is situated on a quiet cul-de-sac with the added advantage of having no properties directly opposite, providing improved parking compared to neighbouring roads. The location offers convenient access to Workhouse Lake and is within easy reach of the town centre, where a wide range of amenities can be found. The property is tastefully decorated throughout, combining characterful Victorian features with modern finishes. A contemporary kitchen, spacious accommodation, and a generous garden further enhance its appeal, making it a home that balances period charm with modern living. For further information or to arrange a viewing, please contact the Gosport team. Our phone lines are open until 8pm.

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ENTRANCE HALL

LIVING ROOM 11' 11" x 10' 5" (3.64m x 3.20m)

DINING ROOM 11' 9" x 8' 9" (3.59m x 2.69m)

KITCHEN 11' 4" x 8' 9" (3.46m x 2.68m)

BATHROOM 8' 2" x 8' 2" (2.51m x 2.50m)

STAIRS AND LANDING

BEDROOM ONE 14' 2" x 12' 0" (4.33m x 3.66m)

BEDROOM TWO 11' 8" x 8' 9" (3.58m x 2.69m)

BEDROOM THREE 11' 5" x 8' 9" (3.49m x 2.68m)

GARDEN

AGENTS NOTES Council Tax Band B

Boiler less than one year old

Freehold



GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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