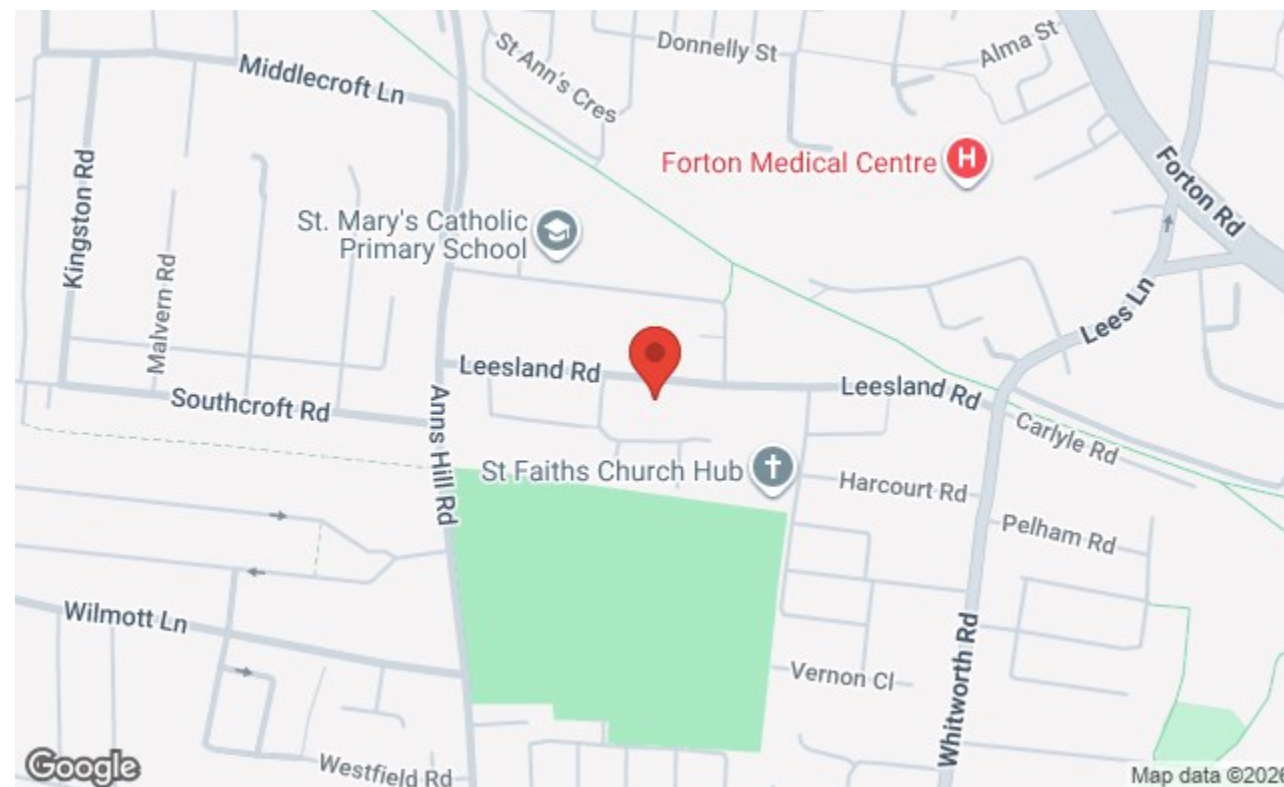
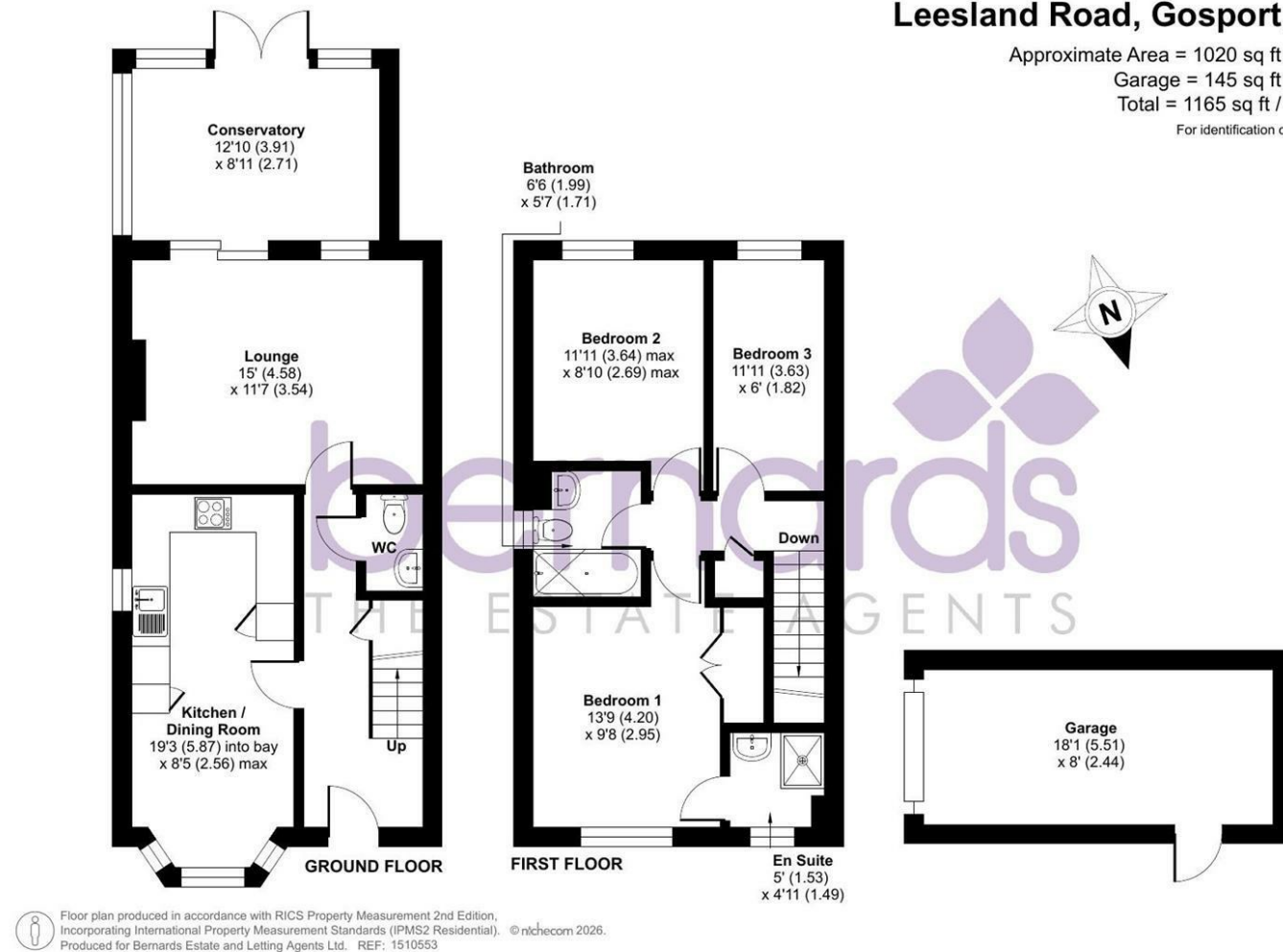


Leesland Road, Gosport, PO12

Approximate Area = 1020 sq ft / 94.7 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1165 sq ft / 108.1 sq m
For identification only - Not to scale



97 High Street, Gosport, PO12 1DS
t: 02392 004660



Asking Price £280,000

Leesland Road, Gosport PO12 3NE

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- Modern Three-Bedroom Semi-Detached House
- Bay House School Catchment Area
- Fitted Kitchen/Diner
- Good-Sized Lounge
- Sun Lounge
- Master Bedroom With En-Suite
- Family Bathroom
- Rear Driveway & Garage
- Enclosed South Facing Rear Garden

Guide price £280,000 - £290,000

A Modern Three-Bedroom Semi-Detached House

Bernards are delighted to present this modern three-bedroom semi-detached house, ideally situated within the Bay House School catchment area. The property offers well-proportioned accommodation throughout, making it an excellent choice for families.

The ground floor comprises a good-sized lounge, a fitted kitchen/diner and a useful sun lounge, providing additional living space with access to

the enclosed rear garden. To the first floor are three bedrooms, with the master benefiting from an en-suite, together with a family bathroom.

Externally, the property boasts an enclosed rear garden, rear driveway providing off-road parking and a garage. Further benefits include double glazing and gas central heating.

A must-view property offering excellent family accommodation in a sought-after location!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY
DOWNSTAIRS WC
KITCHEN/DINING ROOM
19'3" x 8'4" (5.87 x 2.56)

LOUNGE
15'0" x 11'7" (4.58 x 3.54)

CONSERVATORY
12'9" x 8'10" (3.91 x 2.71)

FIRST FLOOR LANDING

BEDROOM
13'9" x 9'8" (4.20 x 2.95)

ENSUITE
BEDROOM
11'11" x 8'9" (3.64 x 2.69)

BEDROOM
11'10" x 5'11" (3.63 x 1.82)

BATHROOM
6'6" x 5'7" (1.99 x 1.71)

OUTSIDE

REAR DRIVEWAY

ENCLOSED REAR GARDEN

GARAGE
18'0" x 8'0" (5.51 x 2.44)

FREEHOLD - COUNCIL TAX BAND C

FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you

would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	74	79
England & Wales		

Scan here to see all our properties for sale and rent



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