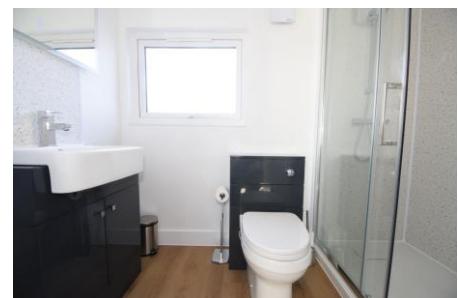
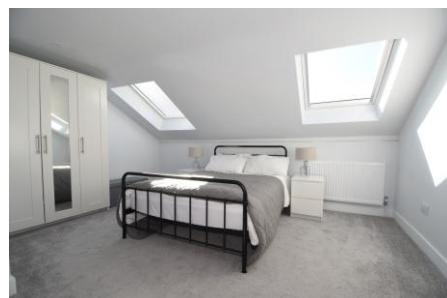


Cleveland Road, Gosport,  
Hampshire, PO12 2JG

£340,000



Fully Licensed HMO. License Granted  
March 2025.

Six Bedrooms

Spacious Open Plan Kitchen / Family  
Room

Low Maintenance Outdoor Area

Extensively Renovated & Upgraded

Previously Let For £4300 PCM, 15.17%  
Gross Yield

Two Shower Rooms & One En-Suite  
Shower Room

Potential To Convert Back To A Family  
Home

Sold With Vacant Possession

LDC (C4) Planning Certified

**023 9258 5588**

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

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A recently renovated to a high standard property which is currently in the format of an HMO, but with the potential of it being of interest as a family home. The renovation of the property included a new central heating system with warranty and the property was re-wired. In addition, the kitchen and bathrooms are new as is the decoration and floor coverings.

Externally, we understand the property has a new roof and the garden has been paved as part of its landscaping to make a low maintenance outdoor entertaining area. This is a short list of the many improvements taken place to the property.

Why not book a viewing to see what is on offer.



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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	Glazed front door, radiator, LVT flooring, meter cupboard incorporating fire control panel, stairs to first floor, under stairs cupboard with lockable door.
Bedroom 1	11'6" (3.51m) x 7'7" (2.31m) widening to 9'11 (3.02m) into recess, PVCu double glazed window, radiator.
Shower Room	7'1" (2.16m) x 4'6" (1.37m) Shower cubicle with rain shower, vanity hand basin, W.C. with concealed cistern, aqua panel splashbacks, large mirror light unit, chrome heated towel rail, extractor fan, LVT flooring.
Bedroom 2	10'6" (3.2m) x 8'2" (2.49m) Radiator, built in cupboard, PVCu double glazed door to inner patio area, which has a further timber gate giving access to main outdoor area.
Kitchen / Family Room	30'8" (9.35m) x 7'9" (2.36m) narrowing to 5'11 (1.8m), PVCu double glazed window, radiator, LVT flooring, inset TV.  Kitchen Area: with single drainer sink unit, plumbing for 2 washing machines, plumbing for dishwasher, space for American style fridge/freezer, 2 built in ovens, 2 hobs with extractor hoods over, breakfast bar, PVCu double glazed French doors to garden, 2 PVCu double glazed windows, radiator.
<b>ON THE 1ST FLOOR</b>	
Landing	Storage cupboard, stairs to first floor.
Bedroom 5	15'1" (4.6m) x 9'5" (2.87m) narrowing to 4'5 (1.35m), 2 PVCu double glazed windows, radiator.
Shower Room	7'10" (2.39m) x 5'6" (1.68m) plus shower recess, Shower cubicle, vanity hand basin with cupboard under, W.C. with concealed cistern, illuminated mirror, extractor fan, chrome heated towel rail, LVT flooring.
Bedroom 3	10'10" (3.3m) x 7'10" (2.39m) PVCu double glazed window, radiator.
Bedroom 4	10'6" (3.2m) x 8'2" (2.49m) PVCu double glazed window, radiator.
<b>ON THE 2ND FLOOR</b>	
Landing	With Velux window.
Bedroom 6	14'1" (4.29m) x 12'11" (3.94m) Max 2 Velux windows, radiator.
En-Suite Shower Room	7'10" (2.39m) x 4'7" (1.4m) With shower cubicle, vanity hand basin with cupboard under, low level WC with concealed cistern, PVCu double glazed window, chrome heated towel rail, LVT flooring, illuminated mirror, aqua panel splashbacks, extractor fan.

## OUTSIDE

Front Garden

With fence and gate, bike holder, paved path, shingle.

Rear Garden

Paved patio for low maintenance, shingled area, raised planter.

Agents Note

The current owners licence was issued in March 2025 by Gosport Borough Council for 6 occupants over the 10 years of age. Prospective purchasers should note that the licence is individual to the current owner and they would therefore need to apply for a licence in their name.

Tenure

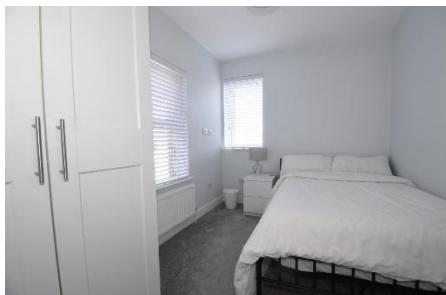
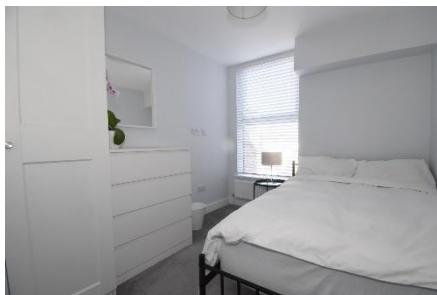
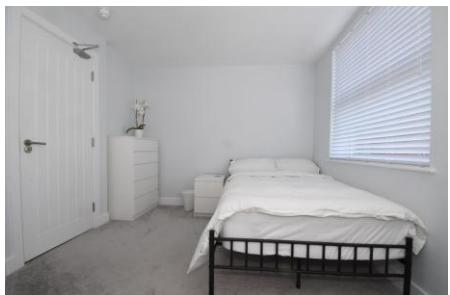
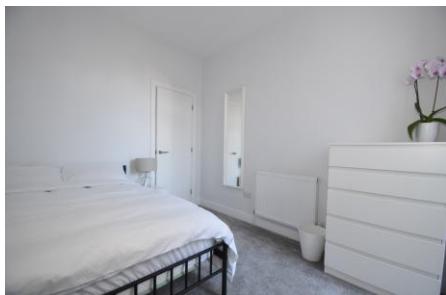
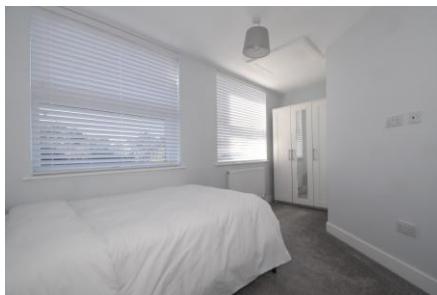
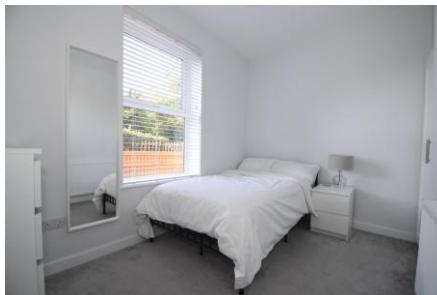
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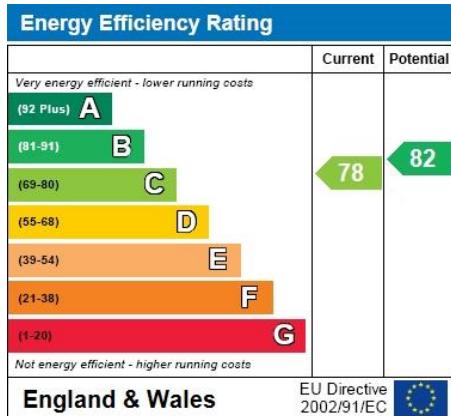
Council Tax

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.