

Leonard Road, Gosport,  
Hampshire, PO12 4TU

£212,500



Middle Terraced House  
Lounge / Dining Room  
Gas Central Heating  
No Onward Chain

Two Bedrooms  
PVCu Double Glazing  
Located Near To Town Centre  
In Our Opinion, Of Interest To First Time  
Buyers

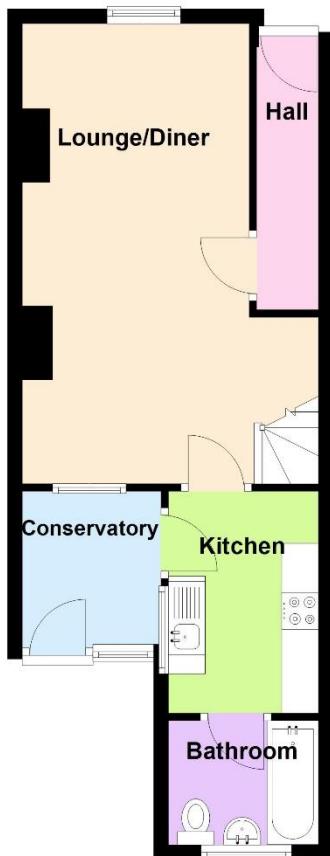
**023 9258 5588**

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

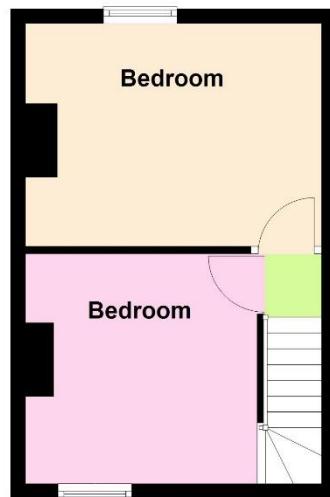
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**Ground Floor**



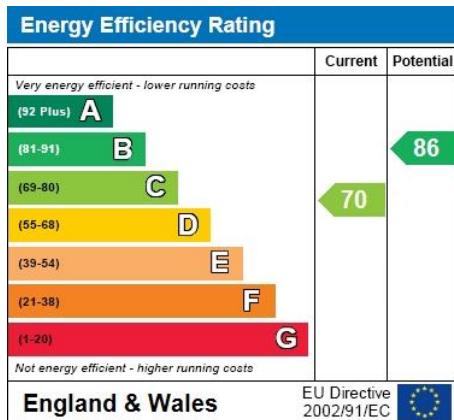
**First Floor**



**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	Hardwood front door, radiator, understairs recess.
Lounge / Dining Room	20'8" (6.3m) x 10'8" (3.25m) 2 PVCu double glazed windows, 2 radiators, picture rail, stairs to first floor.
Kitchen	9'10" (3m) x 6'8" (2.03m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, recess for fridge/freezer, tiled splashbacks, wall mounted Worcester gas central heating boiler, PVCu double glazed window, ceramic tiled floor.
Bathroom	6'2" (1.88m) x 5'6" (1.68m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, tiled splashbacks, ceramic tiled floor.
Rear Lobby	5'5" (1.65m) x 5'4" (1.63m) PVCu double glazed window and door to garden, plumbing for washing machine.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space.
Bedroom 1	13'2" (4.01m) x 9'11" (3.02m) PVCu double glazed window, radiator.
Bedroom 2	10'4" (3.15m) x 9'11" (3.02m) PVCu double glazed window, radiator.
<b>OUTSIDE</b>	
Rear Garden	Lawn, patio, flower border, plastic shed, rear pedestrian gate.
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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.