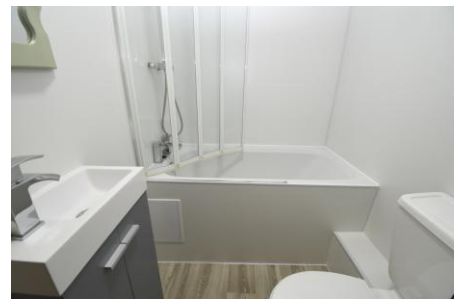


Leesland Road, Gosport,
Hampshire, PO12 3NF

£185,000



Middle Terraced House

Spacious Kitchen / Breakfast Room

Gas Central Heating

PVCu Double Glazing

New Flat Roof September 2025

Two Bedrooms

Utility Room

First Floor Bathroom

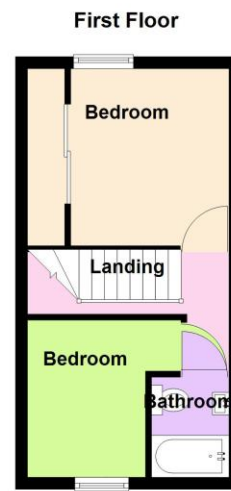
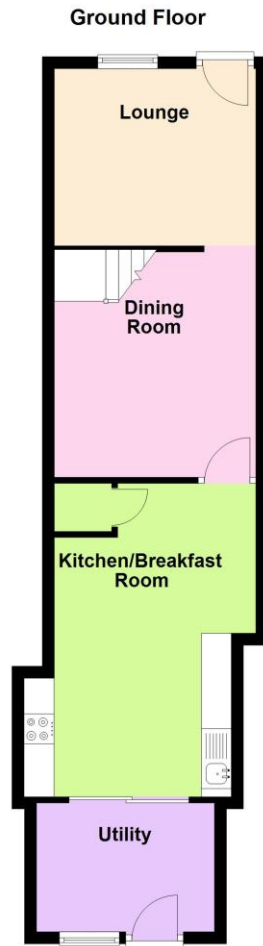
No Forward Chain

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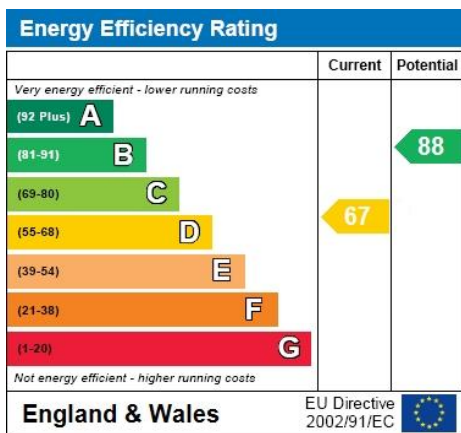
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Lounge	11'0" (3.35m) x 9'2" (2.79m) PVCu double glazed window and front doors, timber panelling, coved ceiling.
Dining Room	11'2" (3.4m) x 8'6" (2.59m) Dado rail, timber panelling, coved ceiling, understairs cupboard, stairs to first floor, radiator with radiator cover.
Kitchen / Breakfast Room	17'3" (5.26m) x 11'2" (3.4m) narrowing to 10'11" (3.33m), Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cook extractor canopy over, storage cupboard with wall mounted gas central heating boiler, composite panel splashbacks, PVCu double glazed patio door to:
Utility Room	10'1" (3.07m) x 7'0" (2.13m) PVCu double glazed window and door to garden.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	9'9" (2.97m) x 11'2" (3.4m) To Cupboards, PVCu double glazed window, radiator, walk in cupboard.
Bedroom 2	8'3" (2.51m) x 6'5" (1.96m) Plus Recess PVCu double glazed window, radiator.
Bathroom	Bath with mixer tap and separate shower over, vanity hand basin, low level W.C., extractor fan, composite panel splashbacks.
OUTSIDE	
Front Garden	With timber gate, wall and paving.
Rear Garden	With decking area, paved patio, metal garden shed, rear pedestrian gate.
Tenure	Freehold.
Council Tax	Band B.
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.