

Leonard Road, Gosport,
Hampshire, PO12 4TU

£205,000



Middle Terraced House
Two Reception Rooms
Bathroom With White Suite
Gas Central Heating

Two Bedrooms
12'0 Wide Kitchen
PVCu Double Glazing
In Our Opinion, An Ideal First Time
Purchase

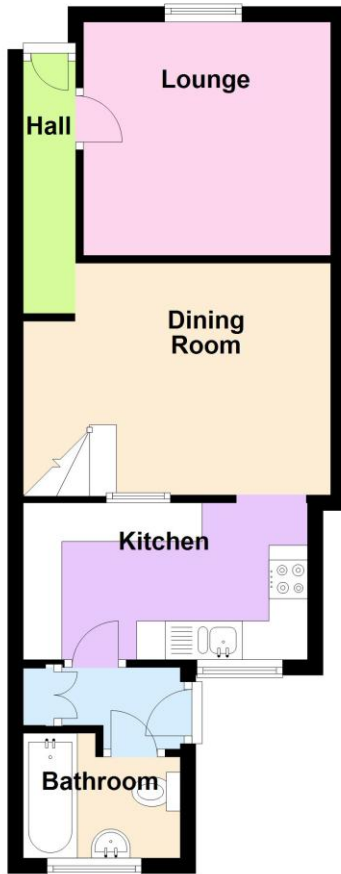
Low Maintenance Rear Garden With Block
Built Workshop

023 9258 5588

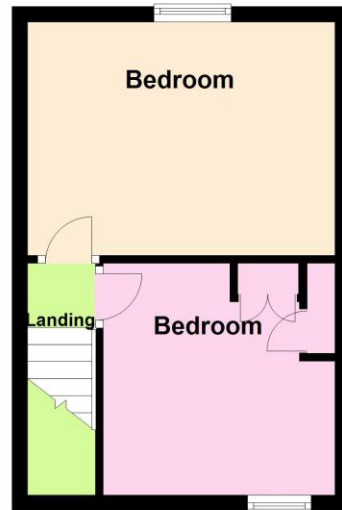
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Ground Floor

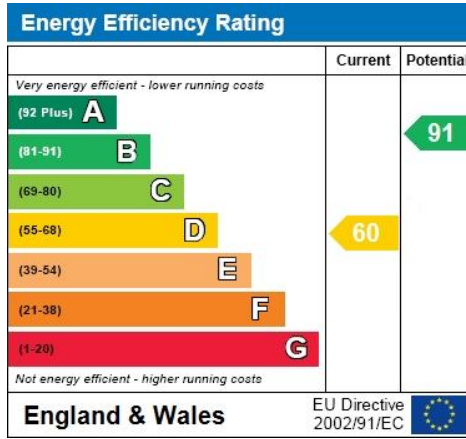


First Floor



**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 | PVCu double glazed front door, wall panelling, laminate flooring, radiator. |
| Lounge | 9'11" (3.02m) x 9'10" (3m) PVCu double glazed window, radiator. |
| Dining Room | 9'10" (3m) x 13'1" (3.99m) Into Recess Meter cupboards, radiator, laminate flooring, stairs to 1st floor. |
| Kitchen | 12'0" (3.66m) x 7'3" (2.21m) 1 ½ bowl composite sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, recess for fridge/freezer, plumbing for dishwasher, additional appliance space, PVCu double glazed window, tiled splashbacks, coved ceiling. |
| Rear Lobby | Plumbing for washing machine, shelving, PVCu double glazed door to garden, coved ceiling. |
| Bathroom | White suite of panelled bath, pedestal hand basin, low level WC., PVCu double glazed window, tiled splashbacks, wall mounted gas central heating boiler, extractor fan, coved ceiling. |
| ON THE 1ST FLOOR | |
| Landing | |
| Bedroom 1 | 13'0" (3.96m) x 9'11" (3.02m) PVCu double glazed window, radiator. |
| Bedroom 2 | 10'6" (3.2m) x 9'11" (3.02m) PVCu double glazed window, fitted cupboards, radiator. |
| OUTSIDE | |
| Rear Garden | Paved patio, artificial grass, rear pedestrian gate. |
| Block Built Workshop | Double glazed French doors and window. |
| 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: 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.