



Leesland Road, Gosport, PO12 3NF

welcome to

Leesland Road, Gosport

**** Mid Terraced ** Ideal First Time Buy ** Perfect for Investors ** Close to Shops and Schools ** No Onward Chain ** Upstairs Bathroom ****

Lounge

22' 2" max x 11' 4" max (6.76m max x 3.45m max)
UPVC door to front access, UPVC double glazed window to front elevation, stairs to first floor landing, designer radiator, tv point, understairs cupboard, archway to:

Kitchen/Diner

11' 9" max x 9' 9" max (3.58m max x 2.97m max)
UPVC double glazed window to rear elevation, matching wall and base units, integrated oven, hob, cooker-hood, space for fridge/freezer, washing machine and dishwasher, sink and drainer unit with mixer tap, cupboard housing gas boiler.

First Floor Landing

Access to loft space, doors to:

Bedroom 1

9' 7" x 9' 6" (2.92m x 2.90m)
UPVC double glazed window to front elevation, wall to wall fitted wardrobes, radiator.

Bedroom 2

9' 4" x 6' 7" (2.84m x 2.01m)
UPVC double glazed window to rear elevation, radiator.

Bathroom

UPVC double glazed window to rear elevation, bath with shower attachment, wash hand basin, wc, heated towel rail, tiled surrounds.





view this property online fox-and-sons.co.uk/Property/GOS113849



welcome to

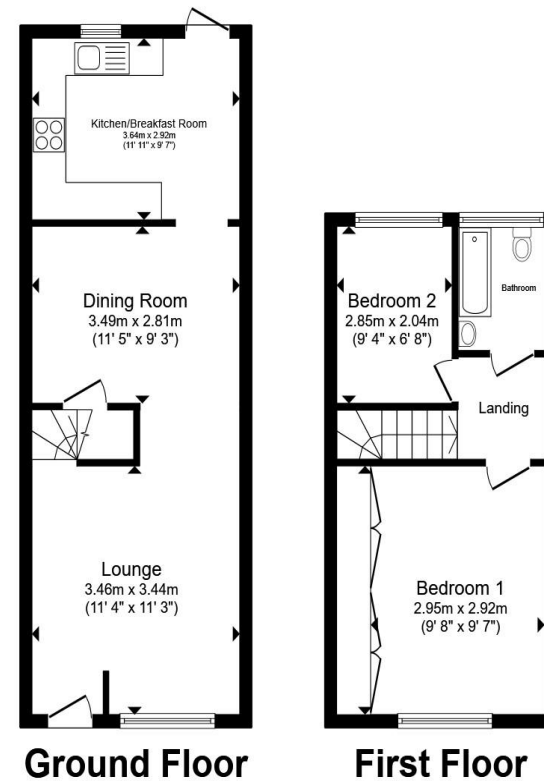
Leesland Road, Gosport

- Two Bedroom House
- Enclosed Rear Garden
- Great First Time Buy or Investment Purchase
- No Onward Chain - Move Quickly!
- Fitted Kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£200,000



Total floor area 68.8 m² (740 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

view this property online fox-and-sons.co.uk/Property/GOS113849



Property Ref:
GOS113849 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 9250 3733



Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk