

Fawn Close, Rowner,  
Gosport, Hampshire, PO13 8ND

£260,000



End Terraced House

Spacious Lounge

Rear Garden With Patio, Lawn & Shed

PVCu Double Glazing

Newly Carpeted & Decorated

Two Bedrooms

Good Size Ground Floor W.C. & Spacious  
First Floor Bathroom

Allocated Parking Space

Gas Central Heating With Newly Fitted  
Boiler

No Forward Chain

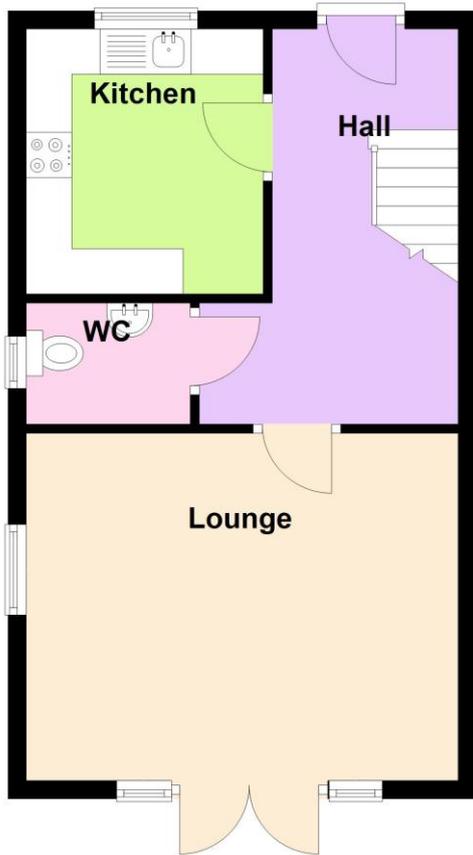
**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:  
[www.GosportProperty.com](http://www.GosportProperty.com)

**Ground Floor**

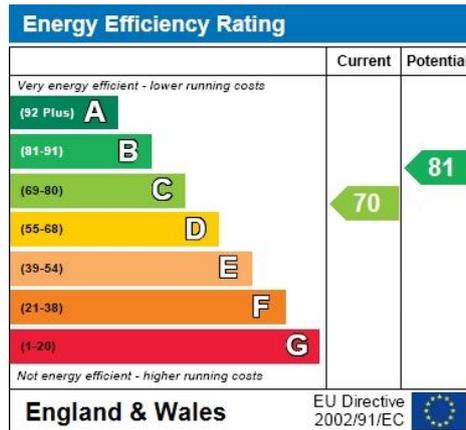


**First Floor**



**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, radiator, understairs meter cupboard, stairs to first floor.
Cloakroom	Pedestal hand basin, low level W.C., radiator, tiled splashbacks, PVCu double glazed window.
Lounge	15'7" (4.75m) x 12'7" (3.84m) PVCu double glazed window and French doors to garden, 2 radiators.
Kitchen	9'6" (2.9m) x 8'6" (2.59m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and gas hob, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, tiled splashbacks, wall mounted Glow Worm gas central heating boiler.
ON THE 1ST FLOOR	
Landing	Shelved cupboard, airing cupboard, access to loft space.
Bedroom 1	21'0" (6.4m) x 10'9" (3.28m) PVCu double glazed window, radiator.
Bedroom 2	13'5" (4.09m) To Wardrobe x 8'8" (2.64m) 2 PVCu double glazed windows, radiator, built in double cupboard.
Spacious Bathroom	8'1" (2.46m) x 7'3" (2.21m) Panelled bath with mixer tap and shower over, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, tiled splashbacks.
OUTSIDE	
Front Garden	With flower border.
Rear Garden	Paved patio and path, lawn and flower borders, side pedestrian gate, timber shed.
Allocated Parking Space	Located nearby.
Agents Note	As part of the sale this property will be staircased to 100% ownership.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Agents Note	We have been advised there is a Community Infrastructure Levy £166.74 per year.
Tenure	Freehold.
Council Tax	Band C.
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:
<a href="#">Viewing Notes</a>		

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.