

Carless Close, Rowner,
Gosport, Hampshire, PO13 9PL

£147,500



Middle Terraced House
Spacious Lounge
First Floor Bathroom & Separate W.C.
Currently Let At Rent Of £965 pcm

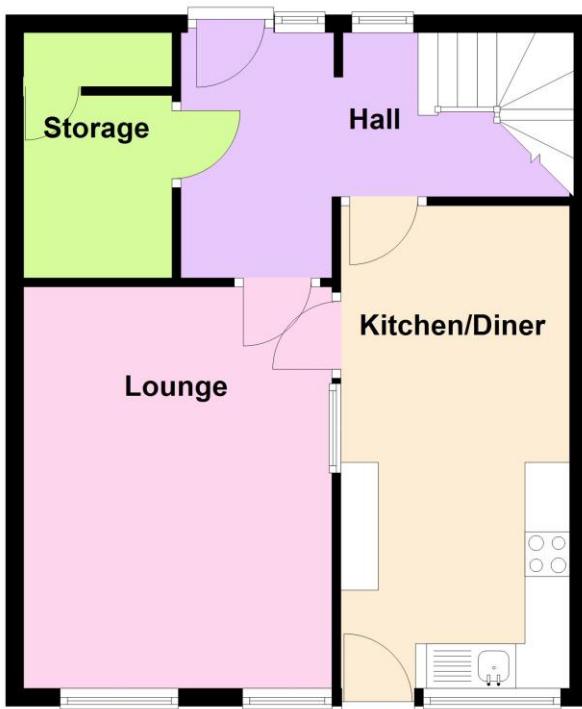
Three Bedrooms
Kitchen / Dining Room
Own Garden

023 9258 5588

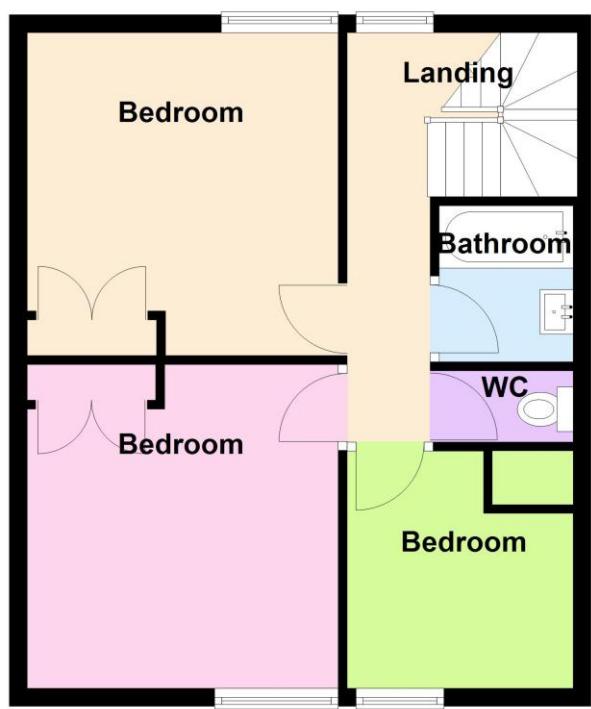
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Ground Floor



First Floor



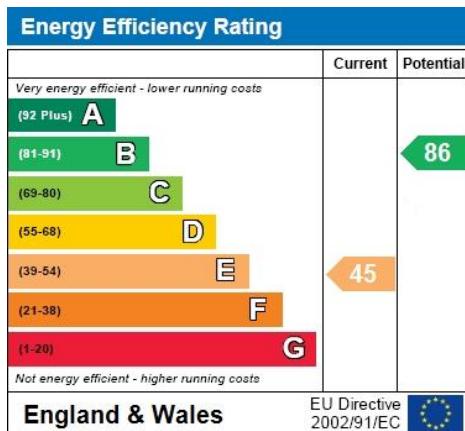
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, understairs recess, stairs to first floor, walk in storage cupboard.
Lounge	14'9" (4.5m) x 11'4" (3.45m) PVCu double glazed windows, storage heater.
Kitchen / Dining Room	17'9" (5.41m) x 8'4" (2.54m) Single drainer stainless steel sink unit, wall and base units with worksurface over, electric cooker point, plumbing for washing machine, space for dryer, PVCu double glazed window and door to garden, space for fridge/freezer, tiled splashbacks, storage heater, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, electric panel heater.
Bedroom 1	11'9" (3.58m) x 11'5" (3.48m) PVCu double glazed window, electric panel heater, built in double cupboard.
Bedroom 2	12'1" (3.68m) x 11'5" (3.48m) PVCu double glazed window, built in double cupboard.
Bedroom 3	8'5" (2.57m) x 6'9" (2.06m) Plus Recess PVCu double glazed window, electric panel heater, built in cupboard.
Bathroom	Panelled bath, pedestal hand basin, Triton shower over bath, extractor fan, tiled splashbacks.
W.C.	Low level W.C.
OUTSIDE	
Rear Garden	With paved patio, timber gate to rear.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 125 year lease from 1st January 1989. Current maintenance charges £1500 per annum, ground rent £0.
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.	
Agents Note	This property is non traditional construction.
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.