

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

£139,950



Middle Terraced House  
Lounge  
First Floor Bathroom  
Electric Heating  
Currently Let At £965 pcm

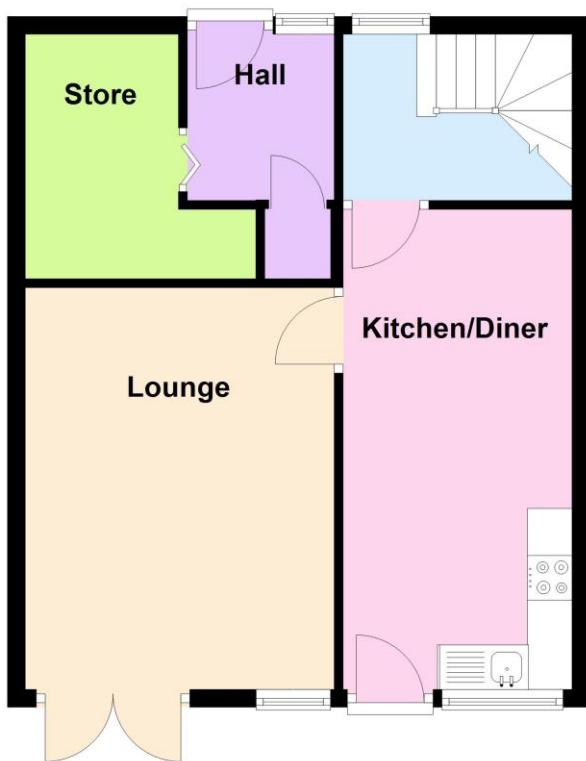
Three Bedrooms  
Kitchen / Dining Room  
PVCu Double Glazing  
Garden

**023 9258 5588**

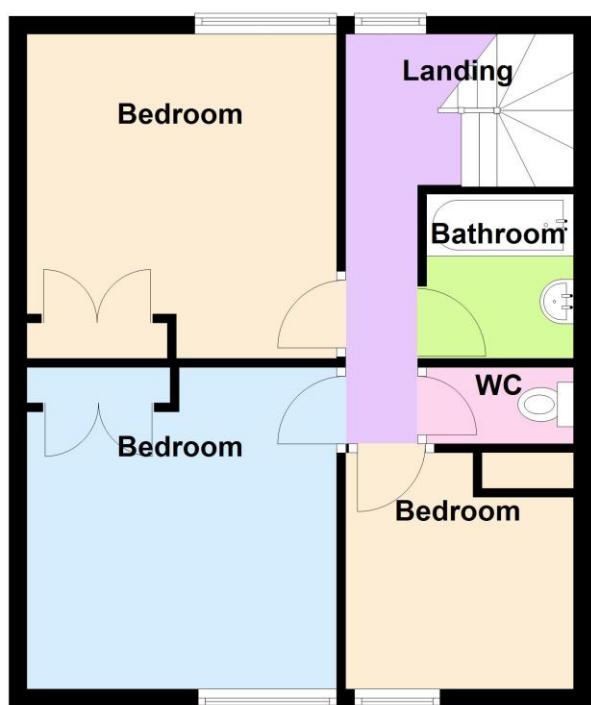
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**Ground Floor**



**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, 2 storage cupboards, storage heater, stairs to first floor.
Kitchen / Dining Room	17'9" (5.41m) x 8'5" (2.57m) Single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine, wall and base cupboards, vinyl flooring, space for fridge/freezer, PVCu double glazed window, door to garden, Georgian style glazed door to:
Lounge	14'9" (4.5m) x 11'7" (3.53m) Storage heater, PVCu double glazed window and door, 3 wall lights.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, storage heater.
Bedroom 1	11'10" (3.61m) x 11'4" (3.45m) PVCu double glazed window, electric panel heater, double cupboard.
Bedroom 2	11'10" (3.61m) x 11'4" (3.45m) Electric panel heater, PVCu double glazed window, built in cupboards.
Bedroom 3	8'9" (2.67m) x 8'5" (2.57m) PVCu double glazed window, electric panel heater, cupboard with hot water tank.
Bathroom	Panelled bath with shower over, pedestal hand basin, extractor fan.
Separate W.C.	With low level W.C.
OUTSIDE	
Rear Garden	Patio, border and decking.
Agents Note	Of interest to Buy To Let purchasers. The current tenant advise us that she has been at the property for 17 year and is currently paying a rent of £965 pcm and would like to continue to rent the property.
Tenure	Leasehold. Balance of a 125 year lease from 1st January 1989. Current maintenance charges £1500 per annum, ground rent £0.
	We understand the residents of Carless Close own a share of the freehold.
	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.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.

Agents Note

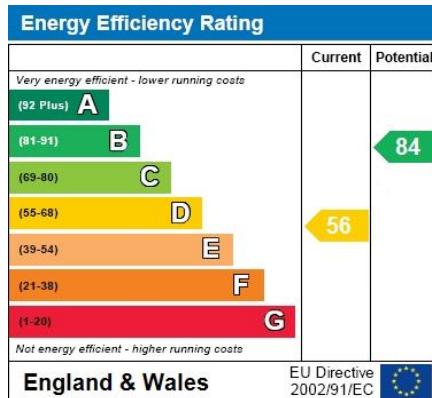
Council Tax

Property Information

This property is non traditional construction.

Band A.

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.