

Cornwell Close, Rowner,
Gosport, Hampshire, PO13 9QW

£152,500



Middle Terraced House
Spacious Lounge
Shower Room
Electric Heating
Currently Let At £965 pcm

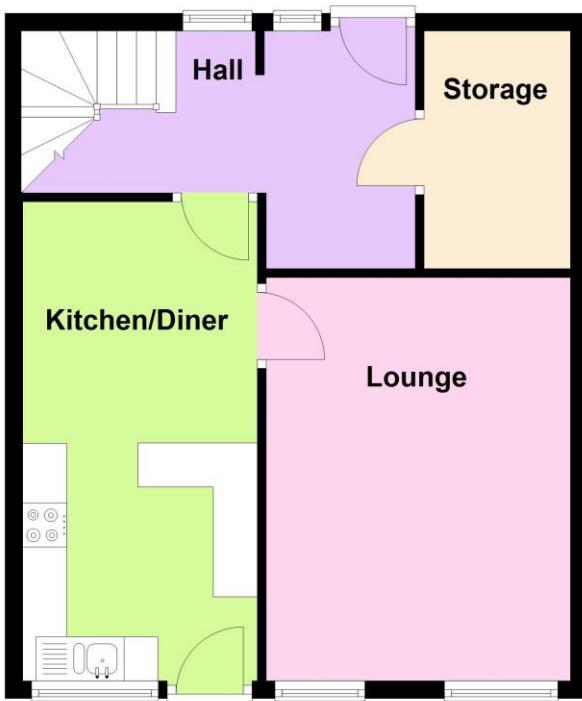
Three Bedrooms
Kitchen / Dining Room
PVCu Double Glazing
Own Garden

023 9258 5588

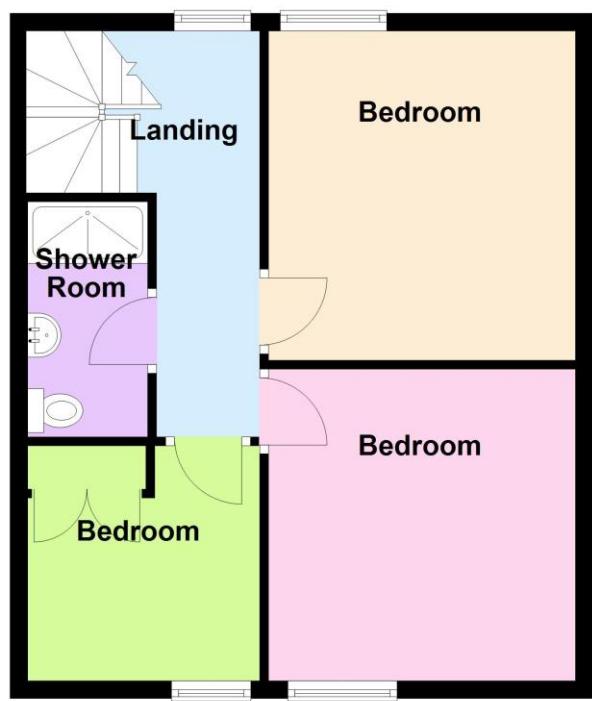
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Ground Floor



First Floor



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| | |
|-------------------------|---|
| Entrance Hall | PVCu double glazed front door and windows, stairs to first floor, storage cupboard. |
| Walk-In Store Cupboard | 7'5" (2.26m) x 5'5" (1.65m) |
| Kitchen / Dining Room | 17'0" (5.18m) x 8'4" (2.54m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, recess for American style fridge/freezer, built in oven and 4 ring electric hob, plumbing for washing machine, space for dryer, PVCu double glazed window and door to garden, electric panel heater, coved ceiling. |
| Lounge | 14'11" (4.55m) x 11'4" (3.45m) PVCu double glazed window, storage heater, coved ceiling. |
| ON THE 1ST FLOOR | |
| Landing | PVCu double glazed window, electric panel heater, coved ceiling. |
| Bedroom 1 | 12'5" (3.78m) x 11'5" (3.48m) PVCu double glazed window, electric panel heater, coved ceiling. |
| Bedroom 2 | 11'9" (3.58m) x 11'4" (3.45m) PVCu double glazed window, electric panel heater, coved ceiling. |
| Bedroom 3 | 8'4" (2.54m) x 6'10" (2.08m) PVCu double glazed window, built in cupboard, airing cupboard, electric panel heater, coved ceiling. |
| Shower Room | 8'11" (2.72m) x 5'1" (1.55m) Shower cubicle, pedestal hand basin, low level W.C., coved ceiling, electric fan heater, tiled splashbacks. |
| OUTSIDE | |
| Rear Garden | Timber fence and gate. |
| Services | We understand that this property is connected to mains electric, water and sewage. There is no gas to this property. |
| Agents Note | This property is non traditional construction. |
| Agents Note | The property is currently let at a rate of £965 pcm and we are advised by the tenant that they have been at the property for 8 years. |
| Tenure | Leasehold. Balance of a 125 year lease from 1st January 1988. Current ground rent £0 and maintenance charges £1116.00 per annum. |
| | We understand the residents of Cornwell Close own a share of the freehold. |

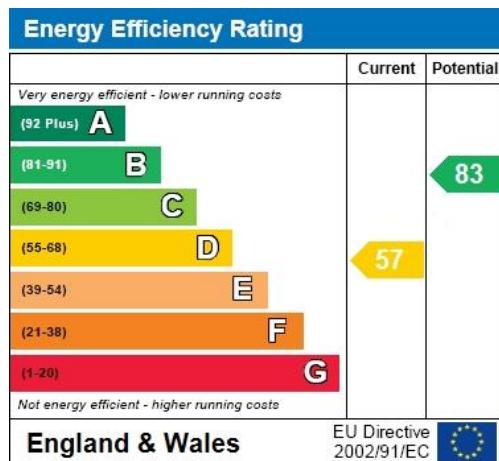
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

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.