

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

£152,500



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

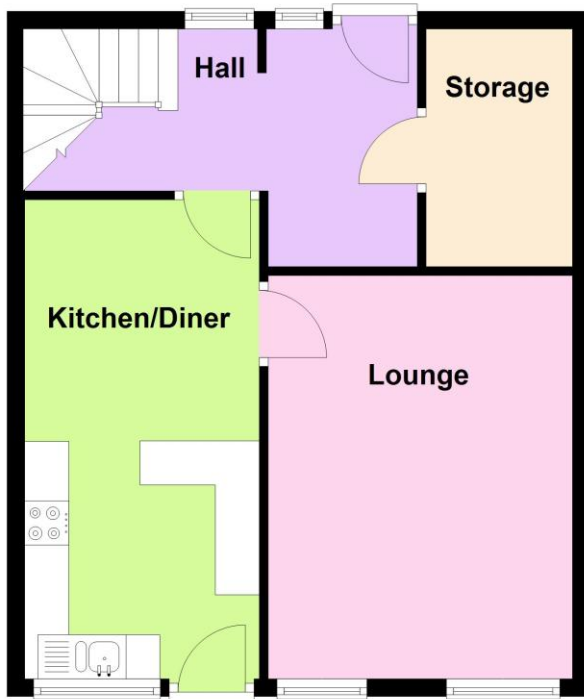
Three Bedrooms  
Kitchen / Dining Room  
PVCu Double Glazing  
Own Garden

**023 9258 5588**

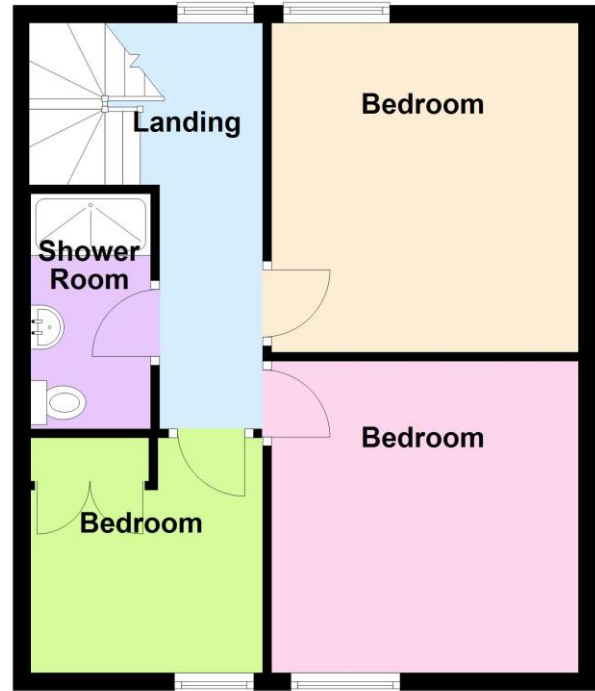
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**Ground Floor**



**First Floor**



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

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.

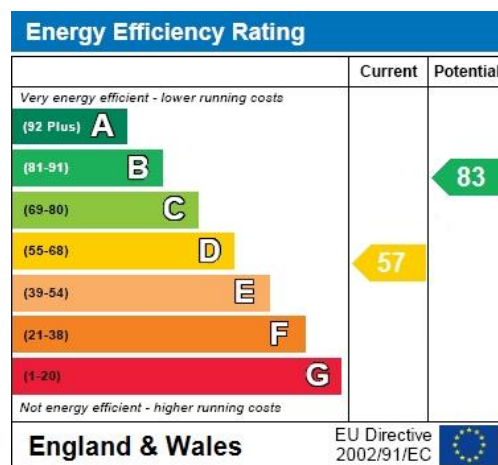
Council Tax

Property Information

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.

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.