

Rowner Lane, Rowner,
Gosport, Hampshire, PO13 0DT

£264,500



Middle Terraced House

Lounge

Newly Fitted Kitchen

PVCu Double Glazing & Gas Central Heating

Rear Garden With Timber Shed & Patio

Three Bedrooms

Kitchen / Dining Room

Modern First Floor Bathroom & Ground Floor Cloakroom

Traffic Free Frontage

Rear Service Road To The Property

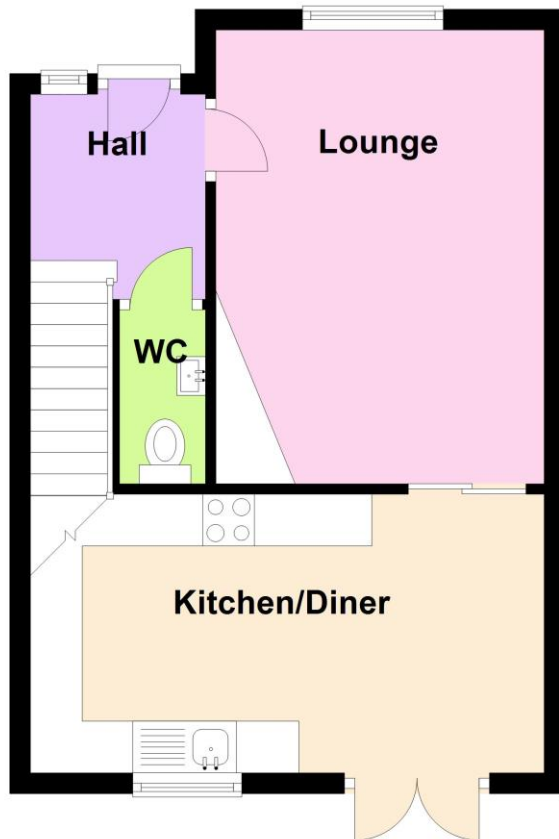
023 9258 5588

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

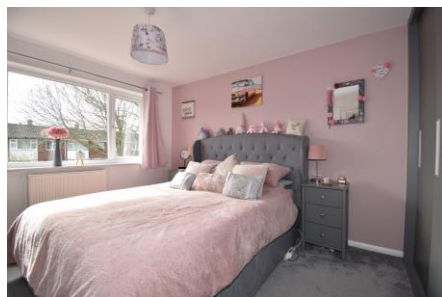
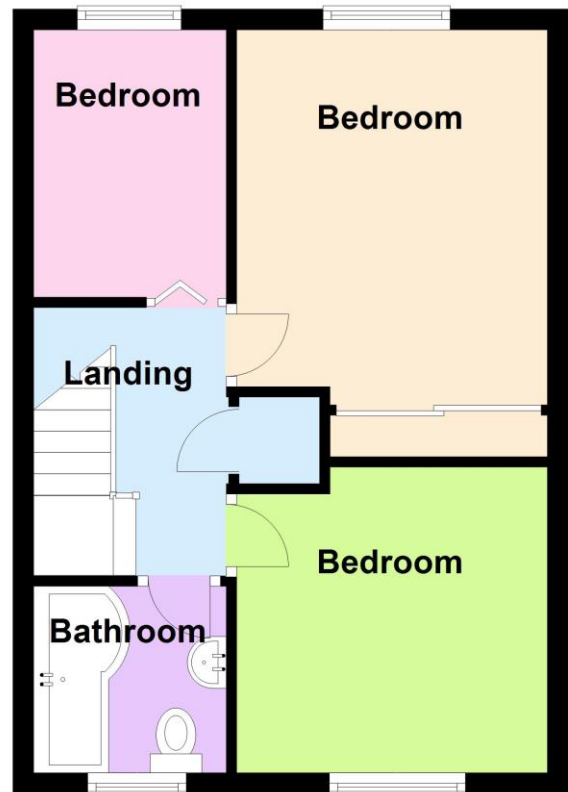
Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com

Ground Floor

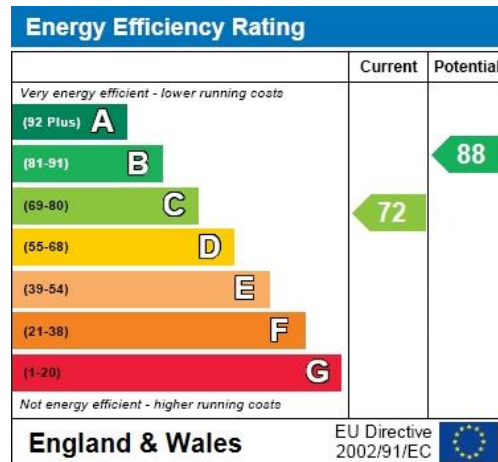
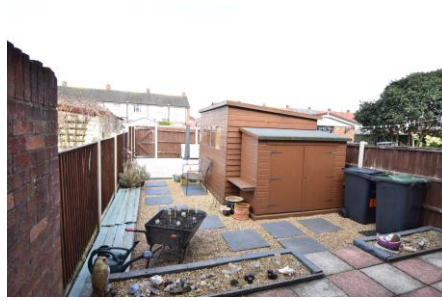


First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, stairs to first floor.
Cloakroom	White suite of low level W.C., hand basin, understairs cupboard, ceramic tiled floor.
Lounge	14'5" (4.39m) x 10'5" (3.18m) Max, PVCu double glazed window, inset mounted gas fire.
Kitchen / Dining Room	16'3" (4.95m) x 8'9" (2.67m) Modern kitchen with single bowl sink unit with Quooker tap, grey fronted wall and base units with quartz worksurface over, built in double oven, 2nd oven incorporating microwave, integrated fridge/freezer, integrated washing machine, tall standing radiator, PVCu double glazed window and French doors to garden, laminate flooring, electric hob with extractor canopy above.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard with wall mounted Vaillant boiler.
Bedroom 1	11'5" (3.48m) x 9'10" (3m) PVCu double glazed window, radiator, built in triple wardrobe with sliding doors.
Bedroom 2	10'2" (3.1m) x 9'10" (3m) PVCu double glazed window, radiator.
Bedroom 3	8'2" (2.49m) x 6'1" (1.85m) PVCu double glazed window, radiator.
Bathroom	Modern white suite of panelled bath with mixer tap and separate shower over, shower screen, low level W.C., pedestal hand basin, chrome heated towel rail, tiled splashbacks, PVCu double glazed window, ceramic tiled floor.
OUTSIDE	
Front Garden	Laid to gravel with raised flower bed feature.
Rear Garden	With 2 patios, gravel area with inset paving, timber shed with power and lights, timber bike store, rear pedestrian gate to service road.
Tenure	Freehold.
Council Tax	Band C.



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 you legal representative to confirm this information before exchanging contracts.