

The Links, Rowner,
Gosport, Hampshire, PO13 0DU

£259,995



Middle Terraced House
Spacious Lounge
Modern Kitchen
Utility Room

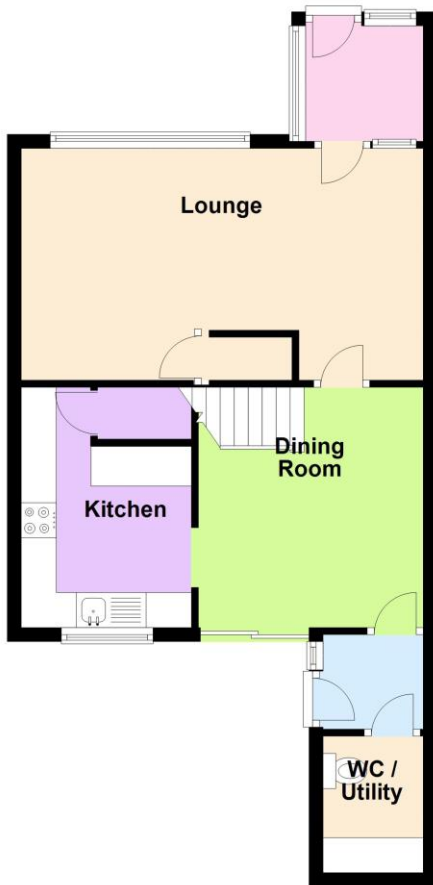
Three Bedrooms
Separate Dining Area
Re-Fitted First Floor Shower Room
PVCu Double Glazing Installed In The Last Few Years

023 9258 5588

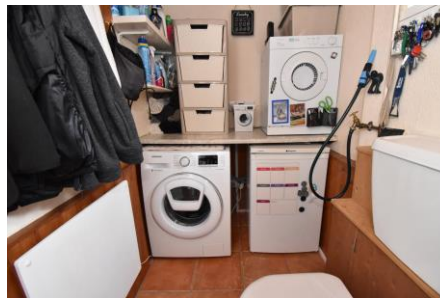
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

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

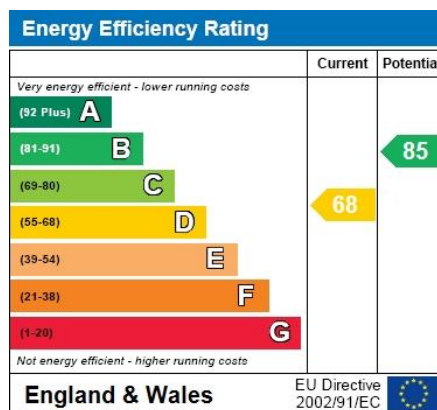
Entrance Porch	PVCu front door and windows, wood block flooring, glazed door to:
Lounge	18'10" (5.74m) x 10'10" (3.3m) PVCu double glazed window, wall air central heating boiler with wi-fi controlled app (which we understand can be transferred to the new owner), coved ceiling, electric wall fire, glazed door to:
Dining Room	11'4" (3.45m) x 10'6" (3.2m) PVCu double glazed patio door, laminate flooring, coved ceiling, stairs to first floor, archway to:
Kitchen	7'8" (2.34m) x 7'9" (2.36m) widening to 11'3" (3.43m), Comprising white fronted wall and base units with worksurface over, plumbing for dishwasher, space for fridge, gas cooker point with cooker to remain, cooker extractor canopy, understairs cupboard, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, coved ceiling.
Rear Lobby	With PVCu double glazed door to rear, ceramic tiled floor.
Utility Room / Cloakroom	6'4" (1.93m) x 4'8" (1.42m) Plumbing for washing machine, shelf, space for freezer. PVCu double glazed window, W.C., ceramic tiled floor, ceramic electric heater.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	11'4" (3.45m) x 10'11" (3.33m) 2 PVCu double glazed windows, fitted range of fitted bedroom furniture to remain including bedside tables.
Bedroom 2	11'3" (3.43m) x 10'9" (3.28m) PVCu double glazed window, airing cupboard, access to loft space with drop down ladder, light and boarding.
Bedroom 3	8'1" (2.46m) x 7'4" (2.24m) PVCu double glazed window, ceramic wall heater.
Shower Room	Re-fitted by the current owners with modern white suite of double size shower cubicle, vanity hand basin, low level W.C. with concealed cistern, storage cupboard with shaver point, illuminated and demister mirror, PVCu double glazed window, chrome heated towel rail, ceramic tiled walls, vinyl flooring, extractor fan.
OUTSIDE	
Front Garden	With wall and iron gate, paved path, decorative stones.
Rear Garden	Concreted in paving style effect, double iron gates, flower borders, outside tap and power point.
Garage	17'9" (5.41m) x 8'9" (2.67m) Cantilever door, personal door, power and light.

Tenure

Freehold.

Council Tax

Band B.



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

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.