

Lanyard Drive, Rowner,
Gosport, Hampshire, PO13 9UY

£250,000



Middle Terraced House
Lounge
Ground Floor Cloakroom
PVCu Double Glazing
Allocated Parking For 2 Cars

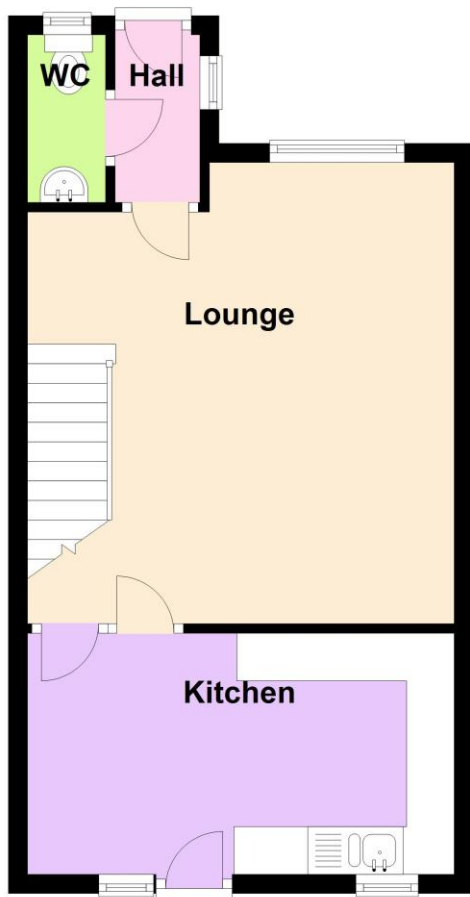
Three Bedrooms
Kitchen / Dining Room
First Floor Bathroom
Gas Central Heating
Cul-De-Sac Location

023 9258 5588

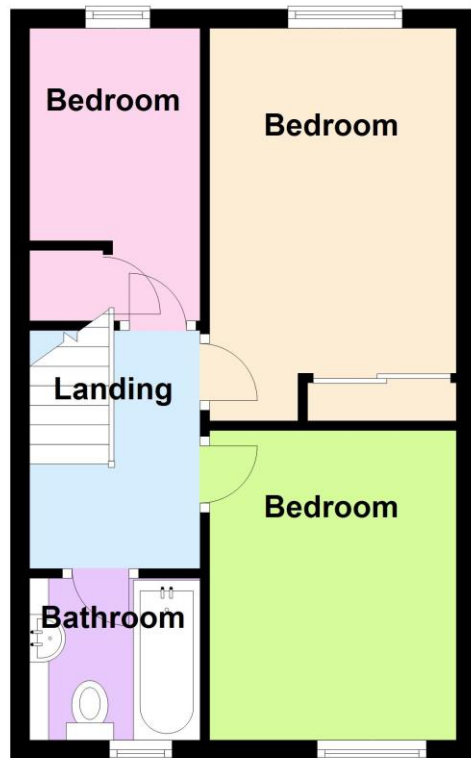
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Ground Floor

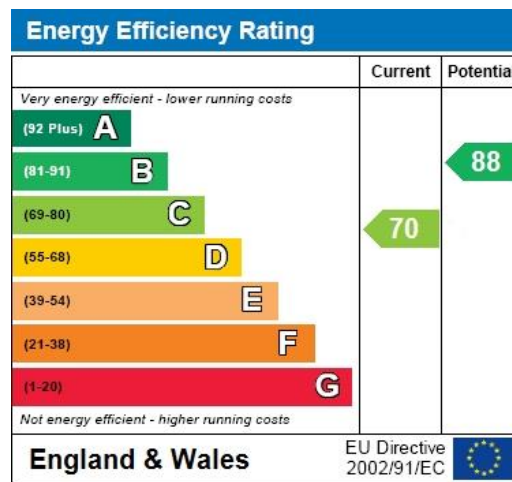


First Floor



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Entrance Hall	Composite front door, radiator.
Cloakroom	White suite of low level W.C., pedestal hand basin, 1/2 tiled walls, PVCu double glazed window, radiator.
Lounge	15'10" (4.83m) x 14'7" (4.45m) Max PVCu double glazed window with fitted shutters, radiator, stairs to first floor, Georgian style glazed door to:
Kitchen / Dining Room	14'7" (4.45m) x 8'3" (2.51m) 1 1/2 bowl composite sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with extractor canopy above, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window and door to garden, laminate flooring, understairs storage cupboard.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'6" (4.11m) Max x 8'5" (2.57m) PVCu double glazed window, radiator, built in wardrobe with mirror fronted sliding doors.
Bedroom 2	10'9" (3.28m) x 8'5" (2.57m) Max PVCu double glazed window, radiator.
Bedroom 3	5'8" (1.73m) x 7'3" (2.21m) widening to 10'0" (max), PVCu double glazed window, radiator, airing cupboard with wall mounted gas combination boiler.
Bathroom	White suite of panelled bath with mixer tap and separate shower over, shower screen, PVCu double glazed window, low level W.C., vanity hand basin with cupboards under and worksurface, radiator, tiled splashbacks, extractor fan, shaver point, ceramic tiled floor.
OUTSIDE	
Front Garden	2 allocated parking spaces and small area laid to decorative stones.
Rear Garden	Of sunny aspect with patio, artificial grass, timber shed.
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.