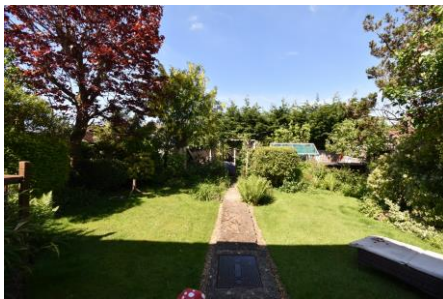


Sedgewick Close, Rowner,  
Gosport, Hampshire, PO13 9RB

£347,500



Three Bedroom Semi Detached House

Kitchen

Utility Room

Driveway & Garage

In Our Opinion, A Well Presented Home

Lounge / Dining Room

First Floor Modern Bathroom With  
Separate W.C.

Good Size Garden

Cul-De-Sac Location

No Forward Chain

**023 9258 5588**

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

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

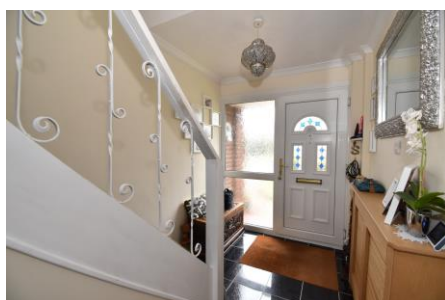
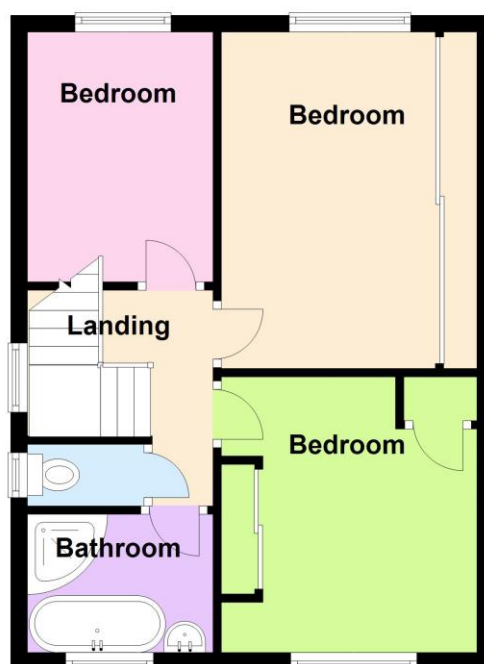
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**Ground Floor**



**First Floor**



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**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, ceramic tiled floor, coved ceiling, stairs to first floor, radiator.
Lounge / Dining Room	
Lounge Area	12'11" (3.94m) x 10'11" (3.33m) PVCu double glazed window with fitted shutters, radiator, fireplace with marble style inset and hearth, wood burner, laminate flooring, coved ceiling, square arch to:
Dining Room	10'7" (3.23m) x 9'1" (2.77m) PVCu double glazed patio doors to garden, radiator, laminate flooring, coved ceiling.
Kitchen	10'2" (3.1m) x 8'2" (2.49m) Comprising wall and base units with granite worktop with inset stainless steel sink, range master cooker to remain with cooker extractor canopy over, integrated dishwasher and fridge, pantry, PVCu double glazed window, granite floor tiles, door to utility room.
Utility Room	16'9" (5.11m) x 8'1" (2.46m) Max narrowing to 5'9" (1.75m), PVCu double glazed windows and doors, understairs cupboard, worktop, plumbing for washing machine, space for dryer and additional appliance space, radiator.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space with pull down loft ladder.
Bedroom 1	13'5" (4.09m) x 8'0" (2.44m) To Wardrobe PVCu double glazed window, wall to wall wardrobes with sliding doors, radiator, coved ceiling.
Bedroom 2	10'1" (3.07m) Max x 10'7" (3.23m) Max PVCu double glazed window, built in wardrobe with mirror sliding doors, storage cupboard, radiator, laminate flooring, coved ceiling.
Bedroom 3	9'10" (3m) x 7'3" (2.21m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Bathroom	7'2" (2.18m) x 5'5" (1.65m) White suite of bath, separate shower cubicle, hand basin, chrome heated towel rail, ceramic tiled walls and floor, extractor fan.
Separate W.C.	With PVCu double glazed window, low level W.C., ceramic tiled floor and walls.
OUTSIDE	
Front Garden	With lawn and borders, block paved driveway leading to:
Garage	16'5" (5m) x 8'11" (2.72m) Wall mounted Worcester central heating boiler, power and light.
Rear Garden	With decking area, lawn, mature flower and shrubs, greenhouse and 2 sheds, further decking area.



## Property Information

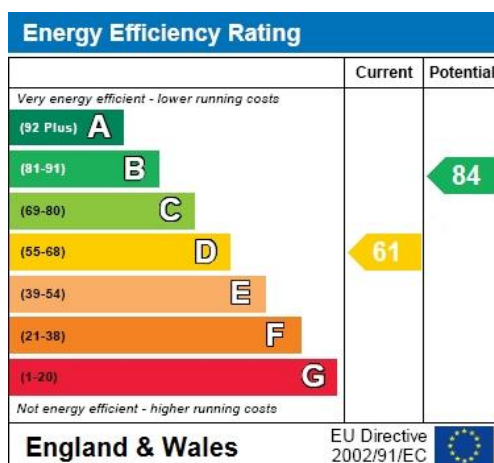
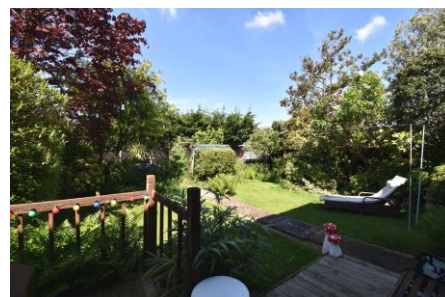
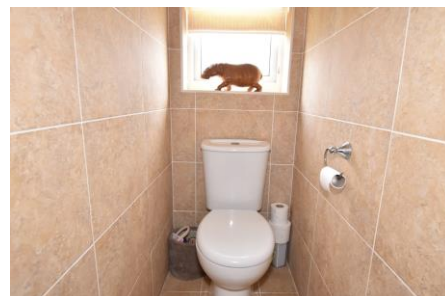
Tenure

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>

Council Tax

Freehold.

Band D.



Full Energy Performance Certificate  
available upon request



Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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.