

£270,000
27 Rowner Close
Gosport, PO13 0LY

PROPERTY SUMMARY

This well-proportioned 3-bedroom mid-terrace house offers generous living space, a lovely private garden, and the added benefit of off-road parking. Situated in a popular and established residential area, the property is full of charm and character, making it an ideal home for families or anyone looking for comfortable, traditional living. The ground floor features two inviting reception rooms, perfect for use as a separate lounge and dining room or even a home office or playroom. The fitted kitchen is well-equipped with plenty of cupboard space and room for appliances, ideal for everyday use. Upstairs, there are three good-sized bedrooms, all offering ample space for bedroom furniture, along with a family bathroom. To the rear, the property boasts a beautiful garden, a peaceful outdoor space perfect for relaxing, entertaining, or gardening. At the front, there is the added convenience of off-road parking. Viewing comes highly recommended.





ENTRANCE HALL

LOUNGE 14' 10" x 12' 3" (4.54m x 3.75m)

DINING ROOM 11' 5" x 10' 8" (3.48m x 3.27m)

KITCHEN 10' 7" x 9' 2" (3.24m x 2.81m)

STAIRS AND LANDING

BEDROOM ONE 12' 8" x 10' 6" (3.88m x 3.21m)

BEDROOM TWO 12' 7" x 9' 1" (3.85m x 2.79m)

BEDROOM THREE 10' 5" x 10' 2" (3.20m x 3.11m)

BATHROOM 9' 9" x 5' 6" (2.99m x 1.68m)

GARDEN

OFF ROAD PARKING

AGENTS NOTES

Tenure Freehold
Council Tax Band B



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Please see the agent's brochure for details.

LOCAL AUTHORITY
 Gosport Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band B

VIEWINGS
 By prior appointment only

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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