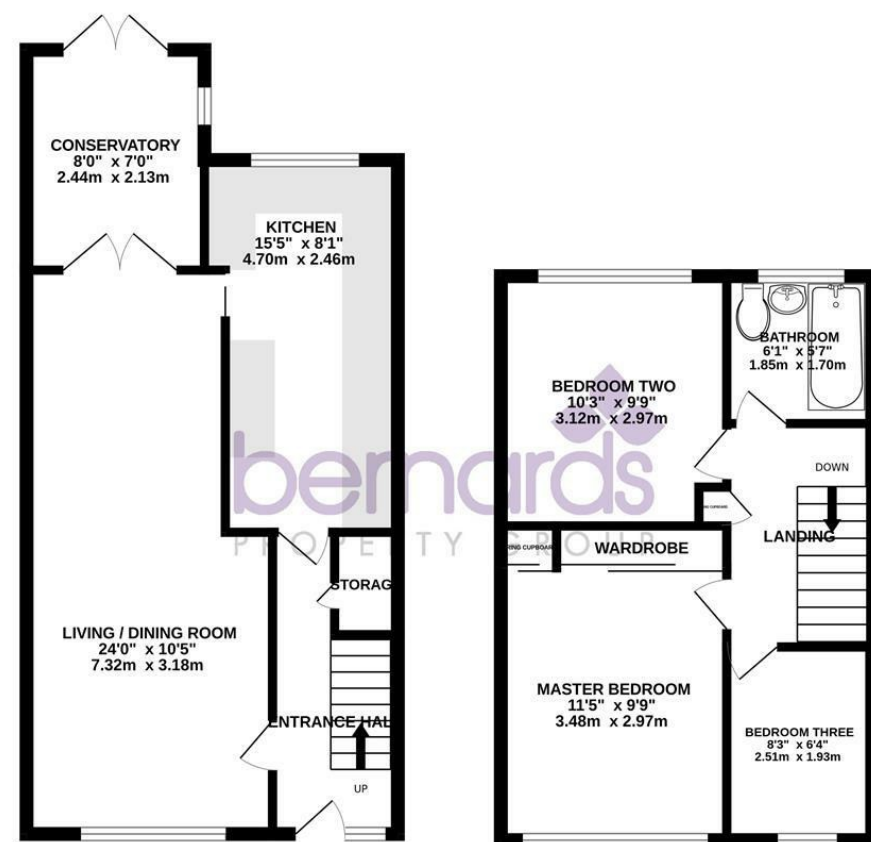
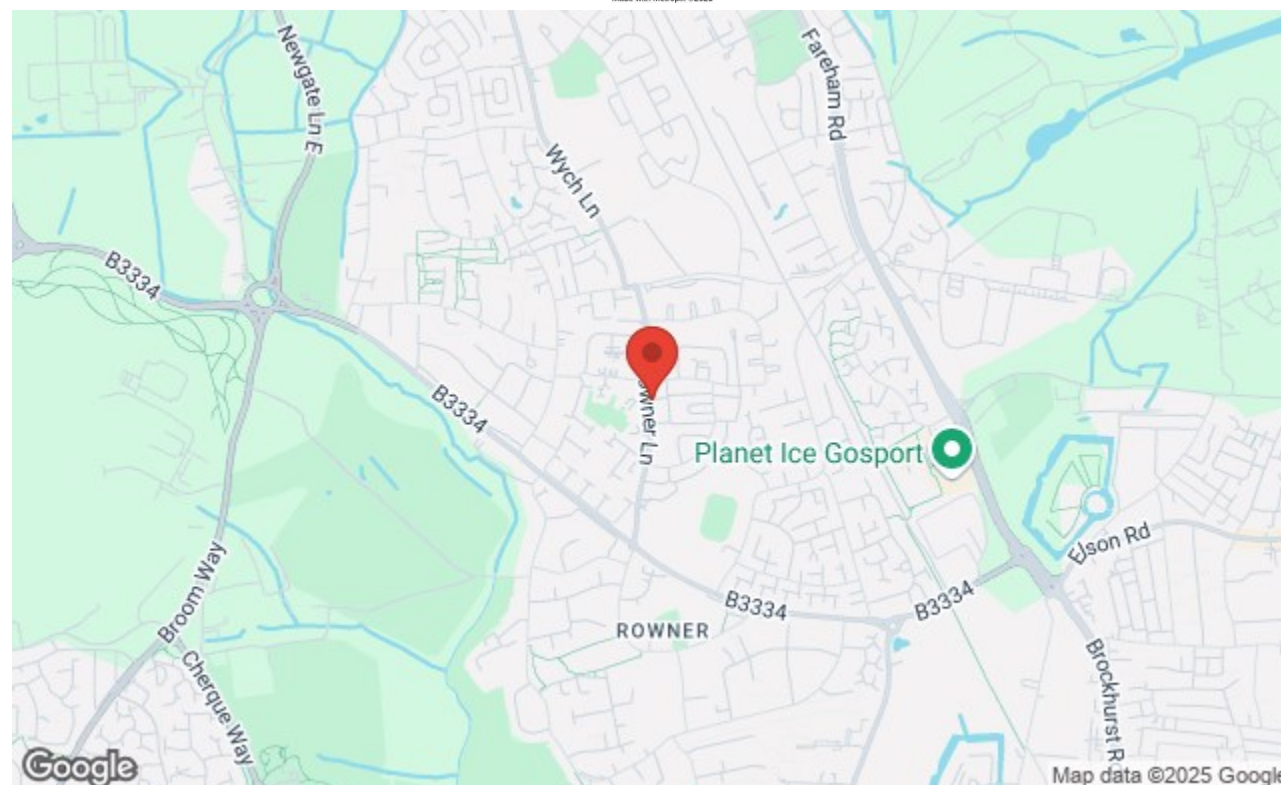


GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix v2025



97 High Street, Gosport, PO12 1DS
t: 02392 004660



£1,300 Per Calendar Month

Rowner Lane, Gosport PO13 0DT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACED HOUSE
- ❖ ON ROAD PARKING
- ❖ 3 BEDROOMS
- ❖ OPEN PLAN LOUNGE / DINING ROOM
- ❖ CONSERVATORY
- ❖ SHED TO REAR
- ❖ LOW MAINTENANCE GARDEN
- ❖ PETS CONSIDERED
- ❖ COUNCIL TAX BAND C
- AVAILABLE FROM 11 JUNE

This well-presented three-bedroom terraced house is available from the end of June and boasts a bright and airy lounge/dining room, and a modern bathroom along with 3 bedrooms. To the rear, you'll find a generous low-maintenance garden complete with a shed for additional storage. Inside, the home offers ample built-in storage throughout, ensuring a clutter-free and comfortable living environment.

Ideally positioned within walking distance of local shops and amenities, the property is also well-connected by nearby bus routes and is close to both an infant and primary school, making it an excellent choice for families.

Viewing is highly recommended to avoid disappointment!

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

TENANT FEES

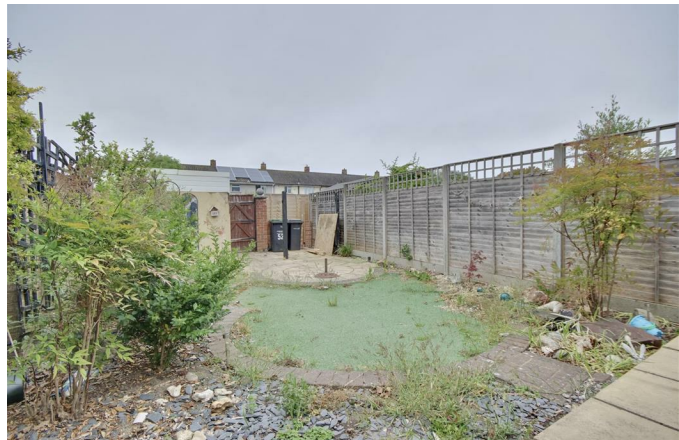
Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a

- tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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