

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

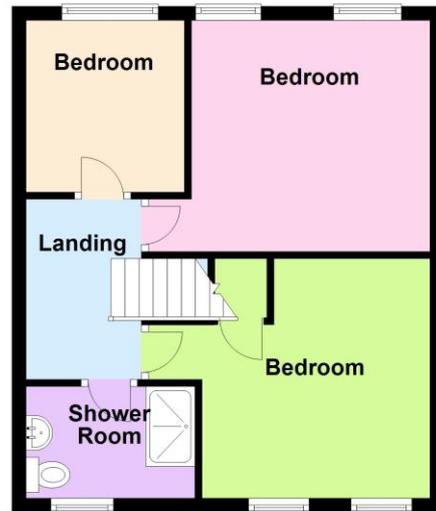
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Ground Floor



First Floor



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Entrance Porch	Vcu 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	e-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.

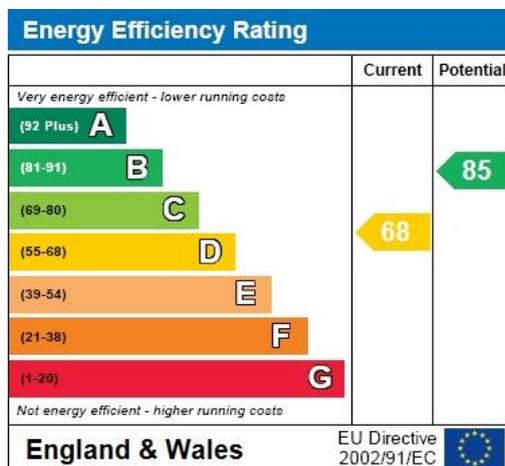
Services
 Tenure
 Council Tax
 Property Information

We understand that this property is connected to mains gas, electric, water and sewage.

Freehold.

Band B.

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



Full Energy Performance Certificate available upon request

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.