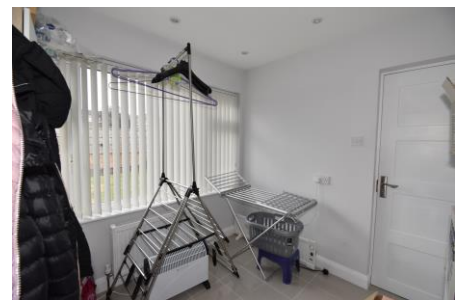


Rowner Road, Gosport,
Hampshire, PO13 9RG

£750,000



Individual Detached Residents With
Separate Self Contained Annex

Spacious Lounge

Utility Room & Ground Floor Cloakroom

Family Bathroom

24`0 x 18`10 Double Garage

Four Bedrooms

Separate Dining Room

Main Bedroom With En-Suite Bathroom

Backing Onto Alver Valley & Woodland

Parking For Several Cars

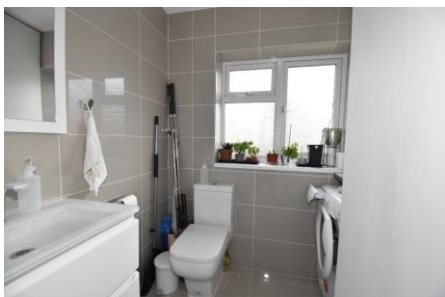
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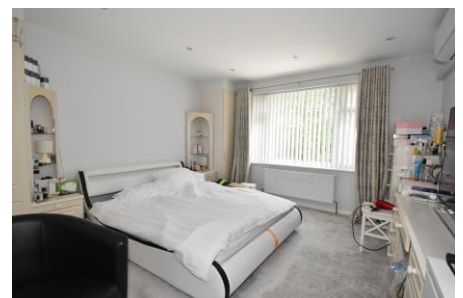
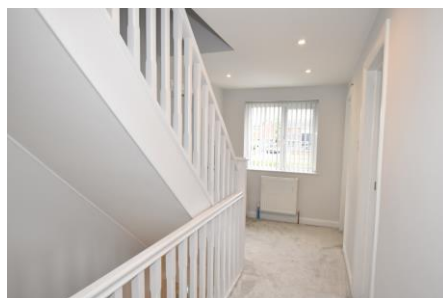
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Entrance Porch	2 Aluminium double glazed doors, ceramic tiled floor, timber double doors to:
Entrance Hall	Radiator, stairs to first floor, tiled floor, understairs recess, glazed double doors to lounge, wall uplighter.
Utility Room	8'1" (2.46m) x 7'10" (2.39m) PVCu double glazed window, radiator, tiled floor.
Cloarkoom	6'0" (1.83m) x 4'2" (1.27m) to cupboard, Vanity hand basin, low level W.C., built in cupboard with hot water cylinder, boiler cupboard with Glow Worm gas central heating boiler, plumbing for washing machine, PVCu double glazed window.
Dining Room	17'11" (5.46m) x 8'11" (2.72m) Irregular Shape Twin aspect room with 2 PVCu double glazed windows, tiled floor, radiator.
Kitchen	14'5" (4.39m) x 8'1" (2.46m) Range of modern units of single bowl stainless steel sink unit, wall and base units with worksurface over, water softener, built in oven and 4 ring gas hob with extractor canopy over, integrated dishwasher, integrated fridge/freezer, cupboard with meters, PVCu double glazed window and door to sideway. ceramic tiled floor, radiator.
Lounge	24'6" (7.47m) x 13'11" (4.24m) Brick fireplace and tiled hearth, PVCu double glazed window and door, radiator.
Conservatory	29'0" (8.84m) x 10'6" (3.2m) Ceramic tiled floor, polycarbonate roof, door to garage, PVCu double glazed doors to garden, door to:
Covered Swimming Pool	Requiring repair.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, radiator, stairs to attic room.
Bedroom 1	13'11" (4.24m) x 11'11" (3.63m) PVCu double glazed window, radiator, fitted cupboards, air conditioning unit to remain.
En-Suite Bathroom	8'3" (2.51m) x 8'0" (2.44m) Panelled bath with shower over, hand basin, low level W.C., PVCu double glazed window, ceramic tiled floor and walls, extractor fan, chrome heated towel rail.
Bedroom 2	13'11" (4.24m) x 12'2" (3.71m) PVCu double glazed window, radiator, fitted wardrobes.
Bedroom 3	8'10" (2.69m) Approx x 17'11" (5.46m) Into Cupboards, 2 PVCu double glazed windows, radiator, fitted wardrobes, cupboards.

Bedroom 4	8'0" (2.44m) x 7'10" (2.39m) PVCu double glazed window, radiator.
Bathroom	7'11" (2.41m) x 5'7" (1.7m) Panelled bath with mixer tap and separate shower, hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, ceramic tiled floor and walls, extractor fan.
ON THE 2ND FLOOR	
Attic Room	11'1" (3.38m) x 11'7" (3.53m) widening to 20`3 (6.17m), L Shaped, 3 velux windows, access to eaves, radiator.
OUTSIDE	
Front Garden	Driveway for several cars, lawn and flower borders.
Rear Garden	With lawn, patio, borders.
Double Garage	24'8" (7.52m) x 18'10" (5.74m) Large cantilever door, double glazed patio doors to rear, single cantilever door to rear.
SIDE ANNEX OR OFFICE	
Entrance	PVCu double glazed door, ceramic tiled floor.
Shower Room	7'0" (2.13m) x 5'2" (1.57m) Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, ceramic tiled floor, sliding door.
Kitchen Area	7'11" (2.41m) x 8'9" (2.67m) Stainless steel sink, base unit, double wall unit, tiled splashbacks, space for fridge, radiator, PVCu double glazed window, laminate flooring.
Living Area	16'2" (4.93m) x 8'8" (2.64m) PVCu double glazed window, radiator, aluminium patio door, laminate flooring.
Tenure	Freehold.
Council Tax	Band F.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 your legal representative to confirm this information before exchanging contracts.