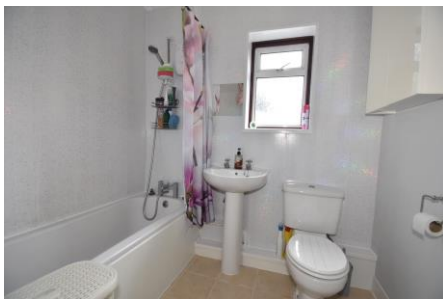


Masten Crescent, Rowner,  
Gosport, Hampshire, PO13 9SX

£330,000



Semi Detached Chalet Bungalow  
Three Bedrooms  
Twin Aspect Kitchen  
Gas Central Heating  
Cul De Sac Location

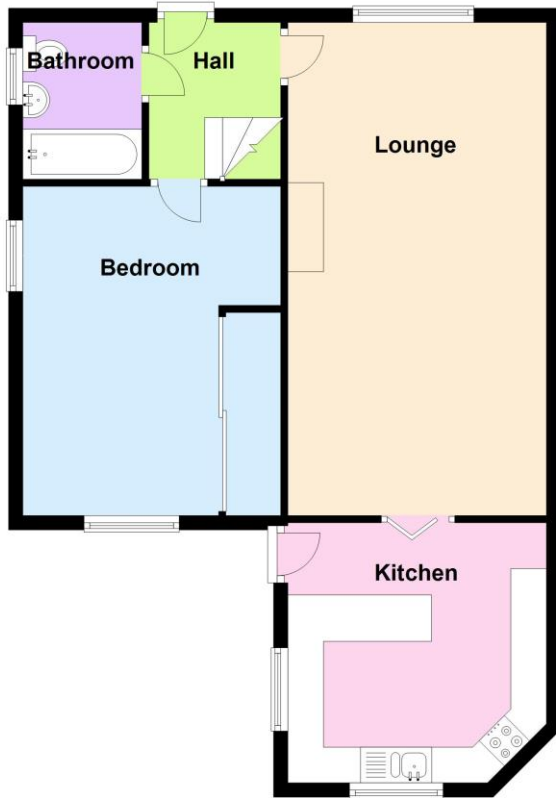
Extended Accommodation  
22'8 Long Lounge  
Double Glazing  
Parking For Several Cars  
No Forward Chain

**023 9258 5588**

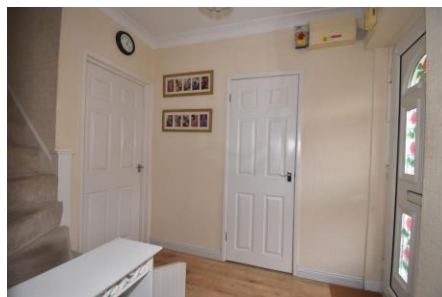
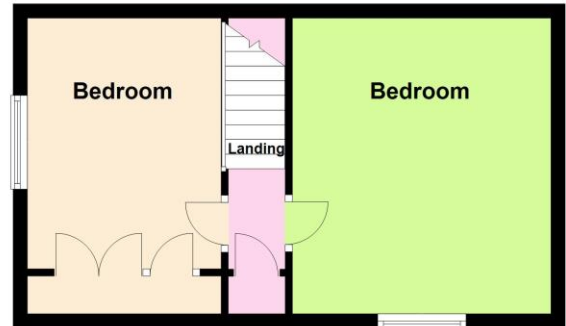
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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**Ground Floor**



**First Floor**

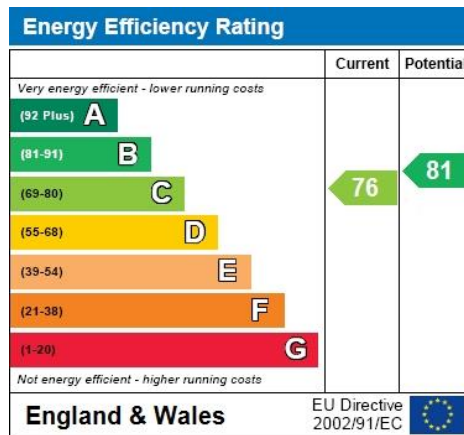


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, radiator, coved ceiling, laminate flooring, stairs to first floor.
Bedroom 1	14'11" (4.55m) x 8'10" (2.69m) Twin aspect room with 2 PVCu double glazed windows, fitted wardrobes with sliding doors, radiator, understairs cupboard.
Bathroom	7'2" (2.18m) x 5'5" (1.65m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., aqua panel splashbacks, aluminium double glazed window, heated towel rail, ceramic tiled floor.
Lounge	22'8" (6.91m) x 11'11" (3.63m) Double glazed bow window, 2 radiators, stone fireplace with adjoining plinths, dado rail.
Kitchen	11'9" (3.58m) x 11'9" (3.58m) Twin aspect room with 2 double glazed bow windows, wall and base cupboards with worksurface over, 4 ring electric induction hob with extractor canopy over, built in oven, plumbing for washing machine and dishwasher, PVCu double glazed door to garden, radiator, ceramic tiled floor, tiled splashbacks, coved ceiling, recess for fridge/freezer.
ON THE 1ST FLOOR	
Landing	Access to eaves.
Bedroom 2	13'7" (4.14m) x 11'10" (3.61m) Double glazed window and radiator.
Bedroom 3	12'0" (3.66m) x 8'11" (2.72m) With built in cupboards and further access to eaves, double glazed window, radiator.
OUTSIDE	
Front Garden	Laid to shingle with inset plants and shrubs, block paved driveway with space for several cars, side pedestrian gate to:
Rear Garden	Paved patio, borders, laid to shingle, workshop to rear with 2 double glazed windows and door.
Agents Note	The solar system is owned by our client on a 25 year contract and provides a feed in tariff with 13 years still remaining. Installed in 2012 the system had an upgrade in February 2018. A new inverter and solar edge (upgrade of the solar panels) was installed. In a 6 year period from March 2018 to March 2024, the solar generated £15,586.54 income. Please note the payments in the future may differ depending on a new owners usage. Please note the current owner has advised us that there were periods in 2021 and 2022 when the house was empty.
Tenure	Freehold.
Council Tax	Band C.

## Property Information

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

### 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.