

Green Crescent, Rowner,
Gosport, Hampshire, PO13 0DW

£310,000



Semi Detached House

Open Plan Lounge & Separate Dining Area

Overlooking Lawned Area To Rear

PVCu Double Glazing & Gas Central Heating

Three Bedrooms

Good Size Garden With Outlook Onto Trees To Rear

Modern Shower Room

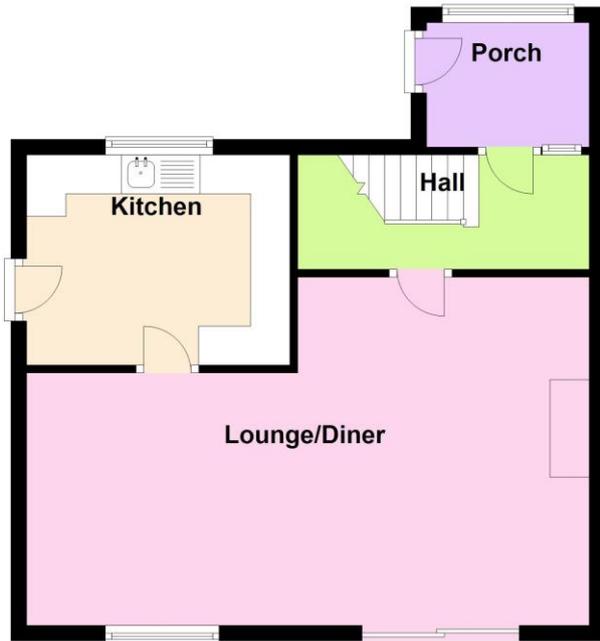
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Ground Floor



First Floor

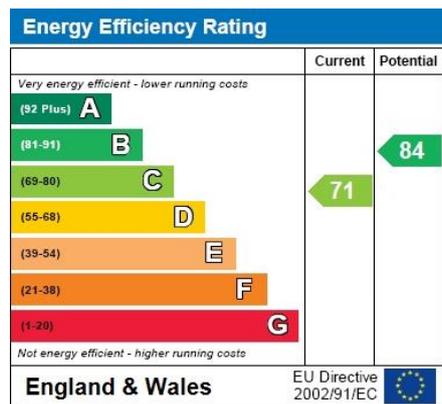


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Entrance Porch	PVCu front door, PVCu double glazed window, glazed inner door to:
Entrance Hall	Radiator, stairs to first floor, understairs recess, meter cupboard.
Lounge	13'7" (4.14m) x 12'0" (3.66m) Radiator, PVCu double glazed patio door to garden, marble style fireplace and hearth with living flame gas fire, coved ceiling, archway to:
Dining Area	10'10" (3.3m) x 9'7" (2.92m) PVCu double glazed window, radiator, coved ceiling, Georgian style glazed door to:
Kitchen	10'11" (3.33m) x 9'10" (3m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine and dishwasher, space for fridge/freezer, gas cooker point, extractor hood, wall mounted gas central heating boiler, PVCu double glazed window and door to sideway, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space, shelved airing cupboard.
Bedroom 1	11'2" (3.4m) x 11'1" (3.38m) PVCu double glazed window, radiator, fitted cupboards, coved ceiling.
Bedroom 2	12'0" (3.66m) x 11'8" (3.56m) PVCu double glazed window, fitted wardrobe with sliding doors, radiator.
Bedroom 3	10'7" (3.23m) x 8'8" (2.64m) Max, PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Shower Room	8'3" (2.51m) x 5'4" (1.63m) White suite of double size shower cubicle with Mira shower, vanity hand basin with cupboard under, low level W.C., PVCu double glazed window, tiled walls and floor, chrome heated towel rail, light and shaver point.
OUTSIDE	
Front Garden	With fence and picket gate, concreted path to side pedestrian access, laid to shingle with roses.
Rear Garden	Paved patio and concrete path, lawn and mature flower and shrub borders, outside store cupboard, further cupboard, outside WC.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

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.