

Rodney Close, Rowner,  
Gosport, Hampshire, PO13 8EJ

£240,000



Middle Terraced House  
Lounge  
Separate Dining Area  
Rear Garden Of Sunny Aspect  
Allocated Parking Space

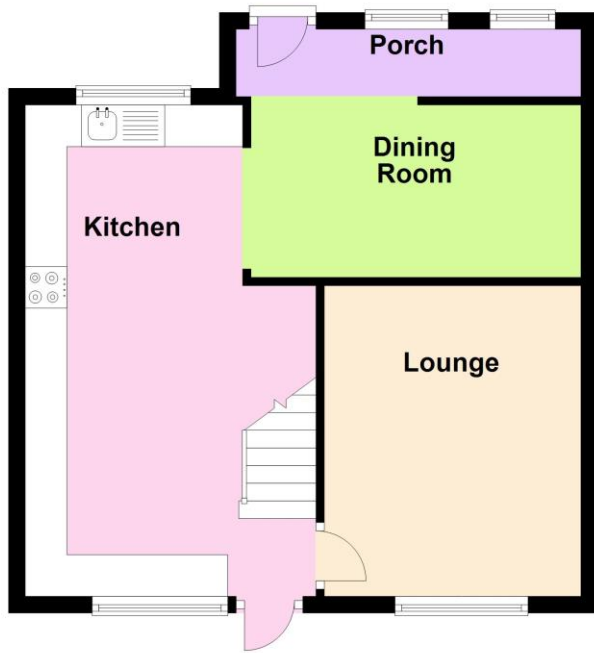
Four Bedrooms  
Twin Aspect Kitchen  
First Floor Shower Room  
PVCu Double Glazing

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**Ground Floor**

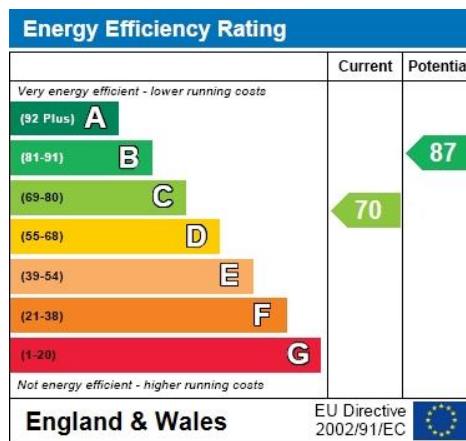


**First Floor**



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Entrance Hall	PVCu double glazed door and window, shelving, storage heater.
Dining Area	12'7" (3.84m) x 6'10" (2.08m) Ceramic tiled floor.
Kitchen	19'2" (5.84m) x 8'5" (2.57m) Twin aspect room with single bowl sink unit, base units with worksurface over, oven and induction hob, plumbing for washing machine and dishwasher, recess for fridge and freezer, storage heater, ceramic tiled floor, space for dryer, 2 PVCu double glazed windows.
Rear Lobby	With PVCu double glazed door to garden, stairs to first floor.
Lounge	12'3" (3.73m) x 10'11" (3.33m) PVCu double glazed window, fitted shelving and cupboards, laminate flooring.
ON THE 1ST FLOOR	
Landing	Electric panel heater.
Bedroom 1	12'2" (3.71m) x 10'1" (3.07m) PVCu double glazed window, built in double cupboard, picture rail.
Bedroom 2	10'3" (3.12m) x 8'5" (2.57m) PVCu double glazed window, wardrobe recess, fitted shelving and cupboard unit.
Bedroom 3	8'8" (2.64m) Into Wardrobe Recess x 5'9" (1.75m) With a curtain rail and curtain with wardrobe unit behind, PVCu double glazed window.
Bedroom 4	7'1" (2.16m) x 6'11" (2.11m) PVCu double glazed window, built in bed and shelf unit, PVCu double glazed window, picture rail.
Shower Room	White suite of shower cubicle, hand basin with cupboard under, low level W.C., PVCu double glazed window, tiled walls, access to loft space.
OUTSIDE	
Rear Garden	Paved with artificial grass, timber shed, borders, there is currently a coved bar area between this house and the neighbours, which the owners have indicated they would reinstate the boundary. Allocated parking space nearby.
Agents Note	The property in non traditional construction which we believe to be mortgagable.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Freehold.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.