

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

£240,000



End Of Terraced House  
Lounge With Separate Dining Area  
PVCu Double Glazing  
Good Size Garden  
  
No Forward Chain

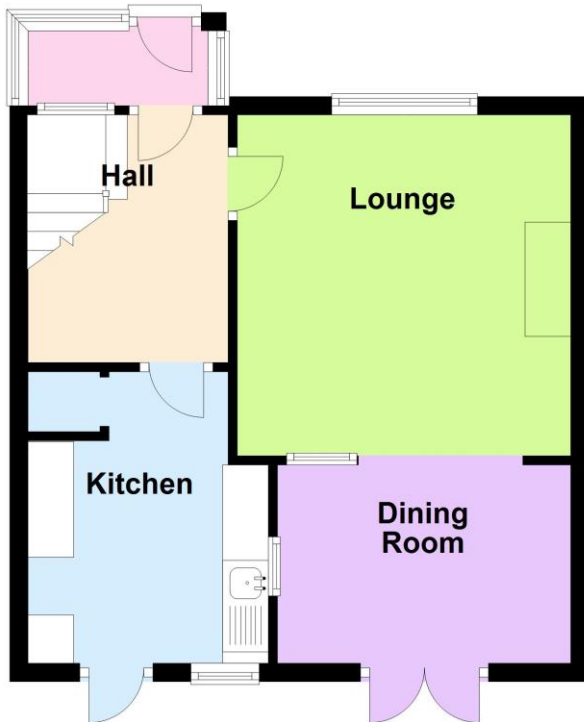
Two Bedrooms  
First Floor Bathroom  
Gas Central Heating  
Potential For Parking Accessed From  
Service Road

**023 9258 5588**

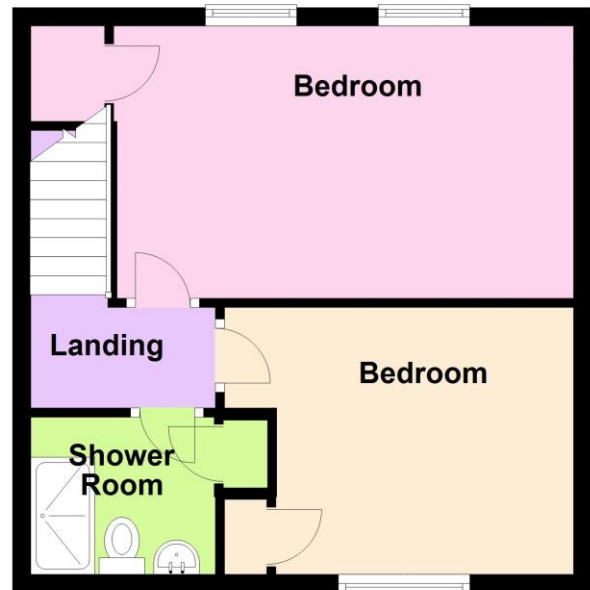
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**Ground Floor**

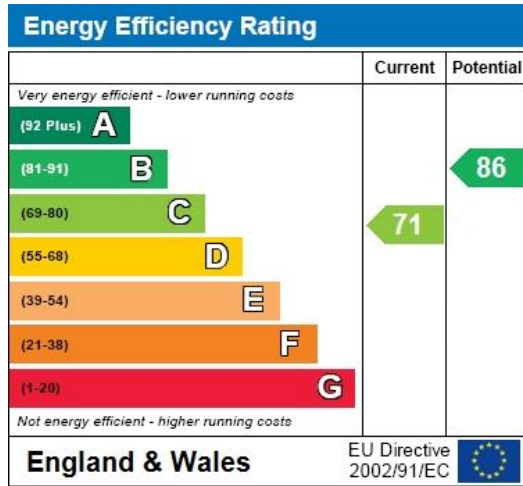


**First Floor**



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed window and door, PVCu double glazed inner door and window to:
Entrance Hall	With stairs to first floor, radiator, understairs meter cupboard.
Lounge / Dining Room	
Lounge Area	12'3" (3.73m) x 12'0" (3.66m) PVCu double glazed window, double radiator, coved ceiling, archway to:
Dining Area	10'6" (3.2m) x 7'1" (2.16m) PVCu double glazed French doors to garden, radiator, coved ceiling.
Kitchen	10'4" (3.15m) x 8'7" (2.62m) Single drainer stainless steel sink unit, wall and base units with worksurface over, plumbing for washing machine, gas cooker point, tiled splashbacks, PVCu double glazed window and door to garden, recess for fridge/freezer.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space.
Bedroom 1	16'0" (4.88m) x 10'0" (3.05m) 2 PVCu double glazed windows, radiator, built in cupboard.
Bedroom 2	10'6" (3.2m) Plus Recess x 9'7" (2.92m) PVCu double glazed window, radiator, shelved cupboard.
Wet Room	Low level shower screen with Mira shower, hand basin, W.C., radiator, PVCu double glazed window, tiled splashbacks, wall mounted fan heater, extractor fan, cupboard with wall mounted Baxi central heating boiler.
<b>OUTSIDE</b>	
Front Garden	With lawn and borders.
Rear Garden	Paved patio, lawn, further patio area, concrete hardstanding to rear giving potential to create off road parking if current boundary altered, being accessed from side and rear service road.
Outside Store Shed	7'7" (2.31m) x 6'4" (1.93m)
2 <sup>nd</sup> Outside Store Shed	
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: <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.