

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

£249,995



Middle Terraced House  
Lounge / Dining Room  
First Floor Shower Room  
Gas Central Heating

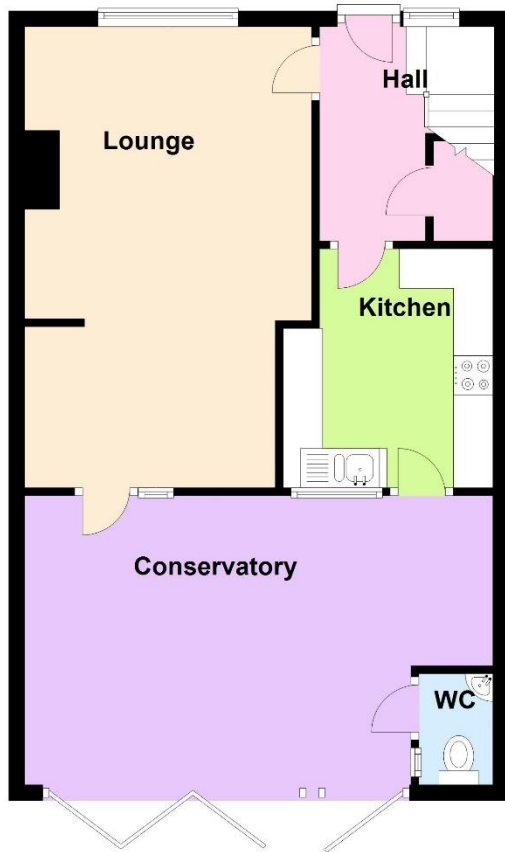
Two Bedrooms  
Large Double Glazed Conservatory  
PVCu Double Glazing  
Low Maintenance Rear Garden With Block  
Paving Suitable For Car Hardstanding

**023 9258 5588**

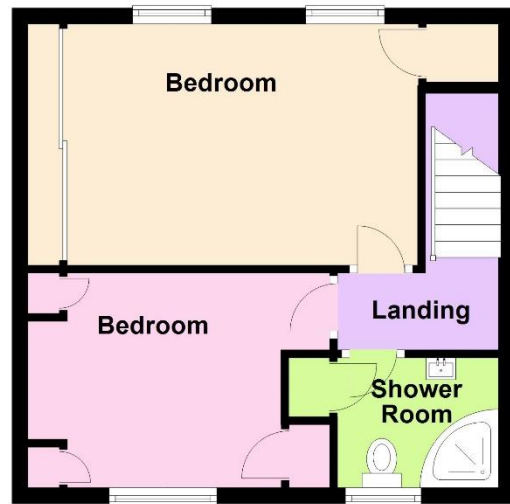
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**Ground Floor**



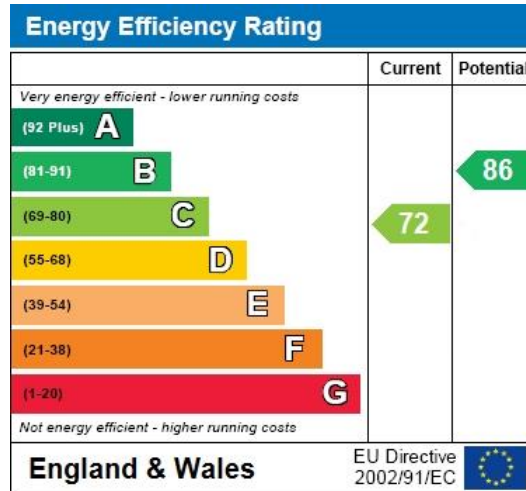
**First Floor**



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

Entrance Hall	PVCu double glazed front door and window, radiator, understairs meter cupboard, stairs to first floor.
Lounge	12'2" (3.71m) x 11'11" (3.63m) PVCu double glazed window, radiator, square archway to:
Dining Area	10'5" (3.18m) x 7'1" (2.16m) PVCu double glazed door to conservatory.
Kitchen	10'3" (3.12m) x 8'7" (2.62m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, plumbing for dishwasher, built in oven, 4 ring induction hob with cooker canopy over, integrated fridge, tiled splashbacks, PVCu double glazed door and window.
Conservatory	9'10" (3m) x 12'5" (3.78m) Double glazed bi-fold doors, polycarbonate roof, ceramic tiled floor, radiator, utility area with plumbing for washing machine, space for dryer, space for freezer, worksurface over, wall cupboards.
Cloakroom	With low level WC., corner hand basin, extractor fan.
Workshop	7'7" (2.31m) x 6'5" (1.96m) PVCu double glazed window.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space.
Bedroom 1	14'0" (4.27m) x 9'10" (3m) 2 PVCu double glazed windows, radiator, built in cupboard, wall to wall wardrobe with mirror fronted sliding doors.
Bedroom 2	12'6" (3.81m) x 9'7" (2.92m) PVCu double glazed window, radiator, fitted wardrobes and bridging unit over bed recess, shelved cupboard.
Shower Room	White suite of shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, ceramic tiled floor and walls, cupboard with wall mounted gas central heating boiler.
<b>OUTSIDE</b>	
Front Garden	Laid to gravel.
Rear Garden	Block paved, decking area, metal shed to remain, timber gates to the rear which accesses the rear service road, providing a car handstanding to the block paved area.
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.