

Ashdown, Rowner,  
Gosport, Hampshire, PO13 0DF

£250,000



Semi Detached House  
Two Reception Rooms  
First Floor Bathroom & Ground Floor  
Shower Room  
Own Driveway & Garage

Three Bedrooms  
Good Size Rooms  
In Need Of Refurbishment  
No Forward Chain

**023 9258 5588**

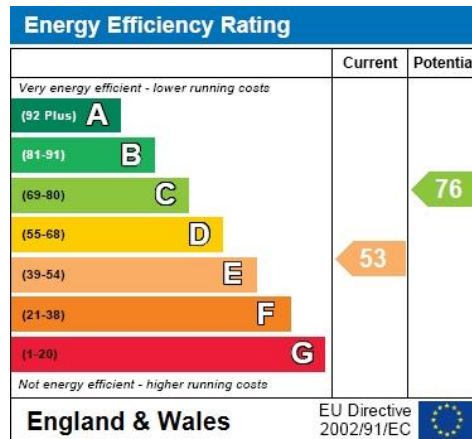
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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	17'5" (5.31m) x 5'10" (1.78m) PVCu double glazed front door, aluminium window, stairs to first floor.
Lounge	23'5" (7.14m) x 10'11" (3.33m) Twin aspect room, aluminium double glazed window, French doors to garden, stone fireplace.
Dining Room	13'0" (3.96m) x 6'10" (2.08m) Aluminium window, meter cupboard.
Kitchen	13'4" (4.06m) x 9'11" (3.02m) 1 ½ bowl sink unit, larder cupboard, wall and base cupboards.
Rear Lobby	With PVCu double glazed door to garden, door to garage.
Shower Room	With W.C., hand basin, shower cubicle.
ON THE 1ST FLOOR	
Landing	
Bedroom 1	17'0" (5.18m) x 9'11" (3.02m) narrowing to 6'9" (2.06m), 2 Aluminium double windows, access to eaves.
Bedroom 2	11'0" (3.35m) x 6'7" (2.01m) Aluminium window, access to eaves.
Bedroom 3	9'11" (3.02m) x 8'8" (2.64m) Cupboard recess, aluminium window.
Bathroom	6'10" (2.08m) x 6'1" (1.85m) Panelled bath, vanity hand basin, W.C., aluminium window, tiled walls, access to loft space.
OUTSIDE	
Front Garden	With brick built wall, lawn, concrete driveway leading to:
Garage	18'2" (5.54m) x 9'0" (2.74m) Cantilever door and window, side pedestrian access to:
Rear Garden	Patio, lawn.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band D.
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:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.