

Trevose Close, Rowner,  
Gosport, Hampshire, PO13 0NG

£294,950



Semi Detached Bungalow  
Spacious Lounge / Dining Room  
Newly Fitted Bathroom  
Gas Central Heating  
Ample Parking

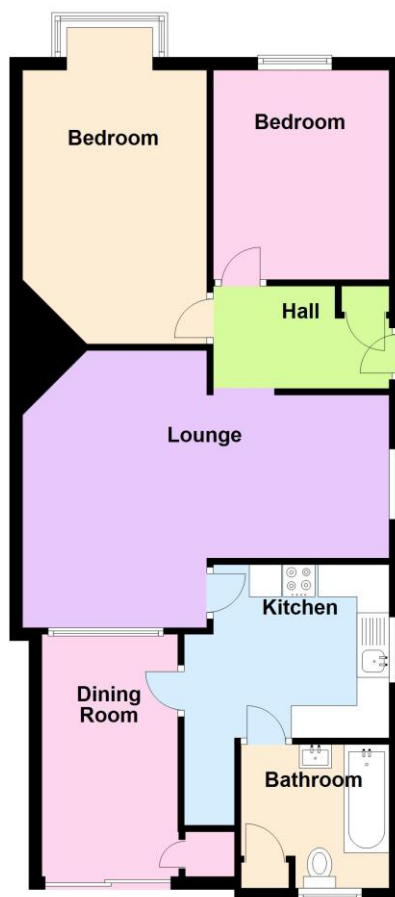
Two Bedrooms  
Re-Fitted Kitchen  
PVCu Double Glazing  
Conservatory

**023 9258 5588**

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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

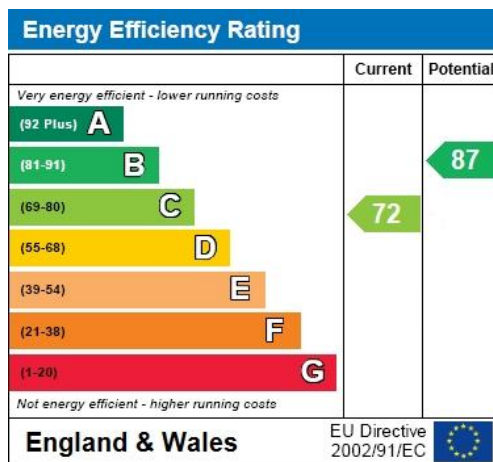
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Ground Floor



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

Entrance Hall	PVCu double glazed front door, radiator, meter cupboard, access to loft space.
Lounge / Dining Room	18'8" (5.69m) x 13'11" (4.24m) narrowing to 8'6" (2.59m), 2 PVCu double glazed windows, 2 radiators, picture rail.
Bedroom 1	16'4" (4.98m) Into Bay x 9'6" (2.9m) PVCu double glazed window, picture rail, coved ceiling, radiator.
Bedroom 2	10'7" (3.23m) x 8'11" (2.72m) PVCu double glazed window, radiator, coved ceiling.
Kitchen	10'5" (3.18m) x 8'10" (2.69m) Single drainer sink unit, white fronted wall and base units with worksurface over, plumbing for dishwasher, gas cooker point, recess for fridge/freezer, tiled splashbacks, PVCu double glazed window, radiator, Georgian style glazed door to:
Conservatory	12'5" (3.78m) x 7'0" (2.13m) PVCu double glazed patio door, polycarbonate roof with insulated inner ceiling with cladding, radiator, storage cupboard.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, vanity hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, tiled to 2 walls, cupboard with Ideal wall mounted gas central heating boiler, inset spotlights, extractor fan.
OUTSIDE	
Front garden	With wall to front, laid to shingle, tarmac side driveway leading to:
Detached Garage	Double timber doors, PVCu double glazed windows, personal door to side, plumbing for washing machine.
Rear Garden	With paved patio and lawn, shed with double glazed window and door, electric panel heater.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.