

Magennis Close, Rowner,
Gosport, Hampshire, PO13 9XL

£290,000



End Of Terraced House

Large Open Plan Kitchen / Dining Room

Bathroom & En-Suite To Main Bedroom

PVCu Double Glazing

Gas Central Heating With Under Floor
Heating To Ground Floor

Extended Accommodation

Three Bedrooms

Off Road Parking

Rear Garden Of Sunny Aspect

Ground Floor Cloakroom

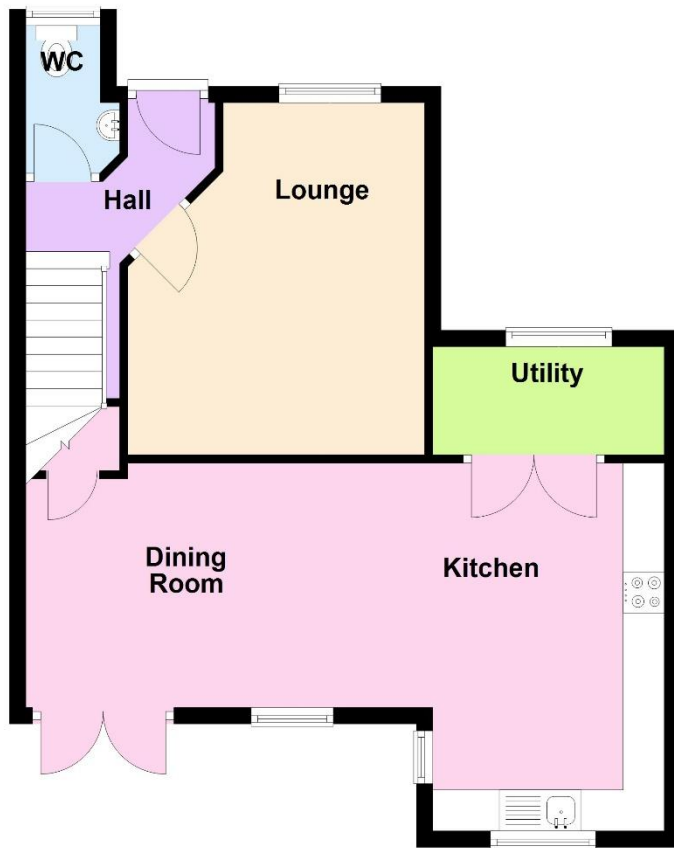
023 9258 5588

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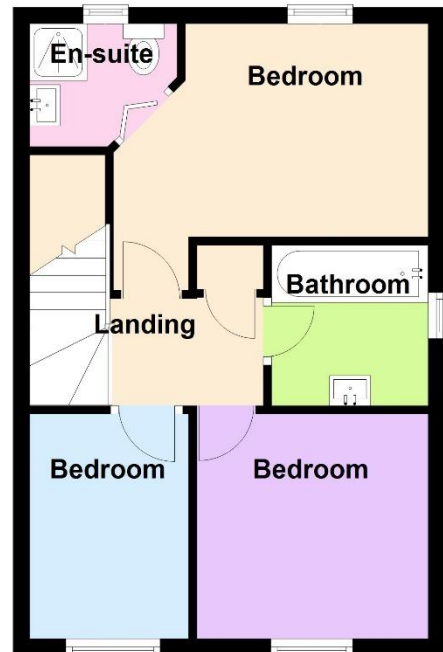
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Ground Floor



First Floor



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Entrance Hall	Oak front door with glazed panel, part glazed door to lounge, stairs to first floor.
Cloakroom	White suite of low level W.C., hand basin, tiled walls, ceramic tiled floor, PVCu double glazed window.
Lounge	14'1" (4.29m) x 11'9" (3.58m) PVCu double glazed window and shutters, glazed oak doors to dining room.
Kitchen / Dining Room	
Dining Rear	16'7" (5.05m) x 8'9" (2.67m) PVCu double glazed French doors to garden, large picture window, laminate flooring, understairs storage cupboard.
Kitchen Area	14'8" (4.47m) x 9'4" (2.84m) Single drainer sink unit, wall and base units with worksurface over, built in oven and 4 ring induction hob with cooker extractor canopy over, integrated fridge/freezer and dishwasher, laminate flooring, PVCu double glazed window and picture window, oak double doors to:
Utility Room	9'3" (2.82m) x 4'3" (1.3m) PVCu double glazed window, plumbing for washing machine with wall mounted Glow Worm gas central heating boiler, space for additional appliances, access to loft area.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard.
Bedroom 1	12'4" (3.76m) x 8'6" (2.59m) Plus Recess PVCu double glazed square bow window with shutters, radiator, overstairs cupboard.
En-Suite Shower Room	Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, ceramic tiled walls and floor, extractor fan.
Bedroom 2	9'3" (2.82m) x 9'0" (2.74m) PVCu double glazed window with fitted shutters, double radiator.
Bedroom 3	9'0" (2.74m) x 6'0" (1.83m) PVCu double glazed window with fitted shutters, double radiator.
Bathroom	White suite of panelled bath with shower over and glass screen, vanity hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, ceramic tiled floor and walls, extractor fan.
OUTSIDE	
Front Garden	With artificial grass and tarmac driveway.
Rear Garden	Of sunny aspect with decking area, artificial grass, wall and composite panel fencing, raised flower borders.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

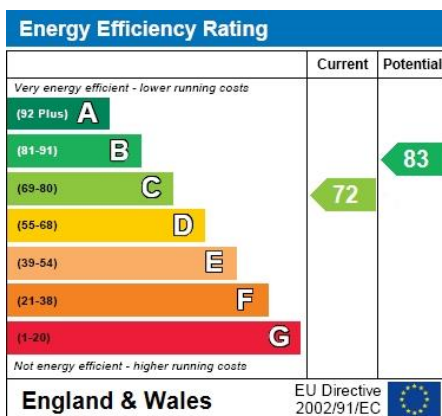
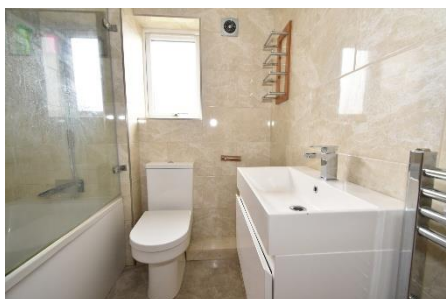
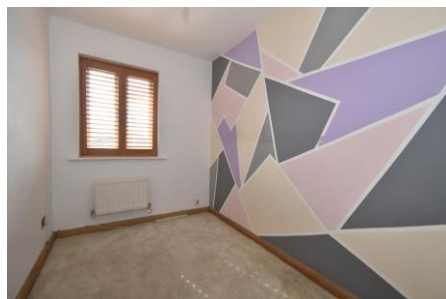
Freehold.

Council Tax

Unknown.

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:
<div>Viewing Notes</div>		

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.