

Gorran Avenue, Rowner,
Gosport, Hampshire, PO13 0NF

£349,000



Three Bedroom Semi Detached Chalet
Bungalow

Re-Fitted Kitchen

Double Glazed Conservatory

Spacious Lounge

PVCu Double Glazing

Wider Than Average Frontage

Modern Shower Room

Separate Dining Area

Parking For Several Cars & Garage

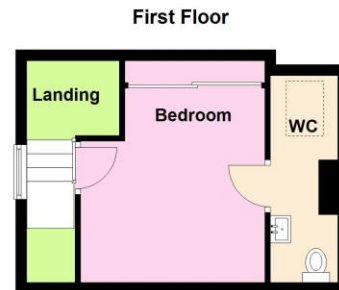
Solar Panels Which Are Owned & Give A
Feed-In Tariff

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Entrance Hall	Composite front door with glazed panel, tall standing radiator, meter cupboard, coved ceiling, oak glazed door to lounge.
Bedroom 1	16'3" (4.95m) Into Bay x 9'4" (2.84m) PVCu double glazed window, radiator, coved ceiling, built in wardrobe.
Bedroom 2	10'7" (3.23m) x 8'10" (2.69m) PVCu double glazed window, radiator, picture rail.
Lounge	18'8" (5.69m) x 13'10" (4.22m) narrowing to 8'6" (2.59 m) L Shaped, PVCu double glazed window, stairs to first floor, dado rail, oak style glazed bi-fold doors to:
Dining Area	13'6" (4.11m) x 6'10" (2.08m) Coved ceiling, dado rail, laminate flooring, tall standing radiator.
Conservatory	9'0" (2.74m) x 7'9" (2.36m) PVCu double glazed window and French doors to garden, insulated roof.
Kitchen	10'4" (3.15m) x 8'8" (2.64m) 1 1/2 bowl composite sink unit, wall and base cupboards with worksurface over, built in double oven and 4 ring electric hob, dishwasher, American style fridge/freezer to remain, PVCu double glazed window, tiled splashbacks, cooker extractor canopy, laminate flooring.
Utility Area	5'2" (1.57m) x 4'4" (1.32m) Worktop, washing machine and dryer to remain, wall mounted gas central heating boiler.
Shower Room	7'2" (2.18m) x 5'8" (1.73m) Double size shower cubicle with screen, vanity hand basin, low level W.C. with concealed cistern, tiled walls, PVCu double glazed window, medicine cabinet, chrome heated towel rail.
ON THE 1ST FLOOR	
Landing	With radiator, PVCu double glazed window, study area, glazed door to:
Bedroom 3	11'0" (3.35m) x 11'0" (3.35m) To Wardrobe Built in wardrobes, radiator, door to:
W.C	With low level W.C., vanity hand basin, Velux window, access to eaves, towel rail.
OUTSIDE	
Front Garden	Block paved driveway with space for several cars, brick wall to front, laid to shingle, area laid to lawn, side pedestrian gate to:
Attached Garage	With electric roller door.
Side Garden	With timber shed and metal shed.
Rear Garden	With patio, fish pond, flower and shrub borders, area laid to artificial grass, archway and timber bridge leading to further garden area laid to shingle with grasses and shrubs.

Agents Note

The property has CorkSol spray coating to the outside which is an insulator.

The solar panels are owned and provide the owner with a portion of free electricity and a small income from a feed in tariff.

Services

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

Tenure

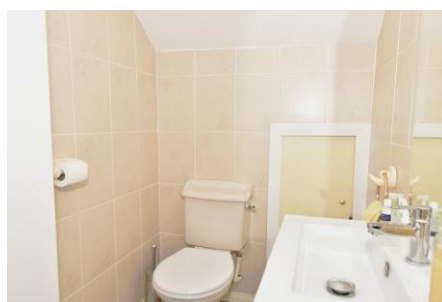
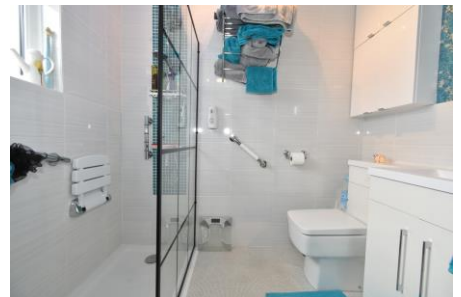
Freehold.

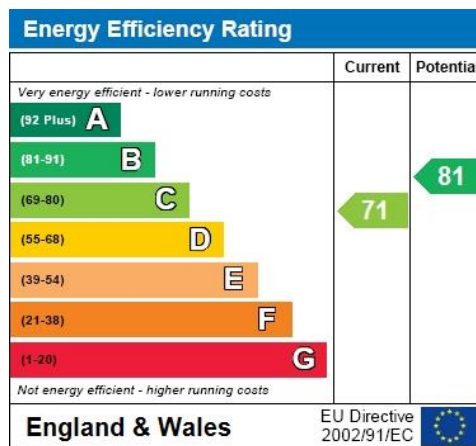
Council Tax

Band C.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>





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.