

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

£155,000



Middle Terraced House
Lounge
Kitchen / Dining Room
PVCu Double Glazing
No Forward Chain

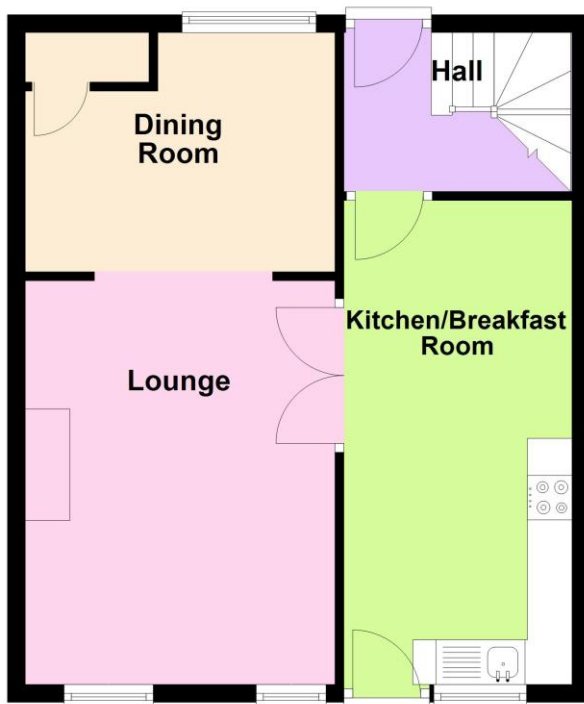
Three Bedrooms
Separate Study Area
Electric Heating
Garden

023 9258 5588

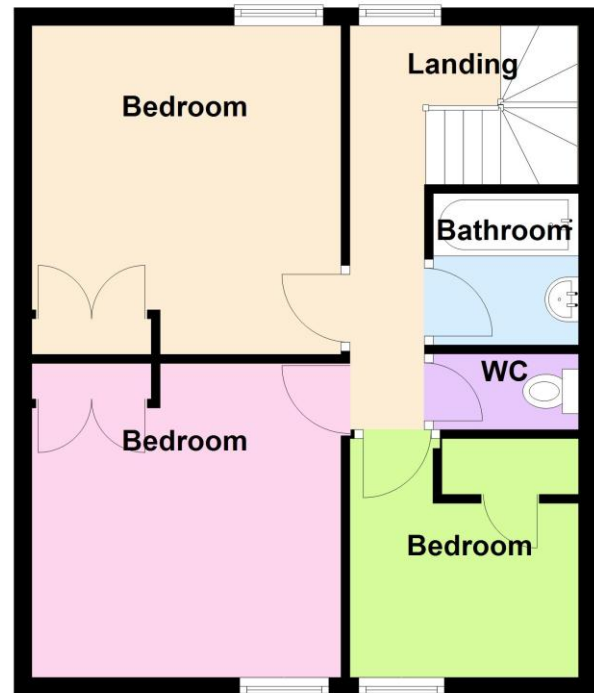
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Ground Floor



First Floor



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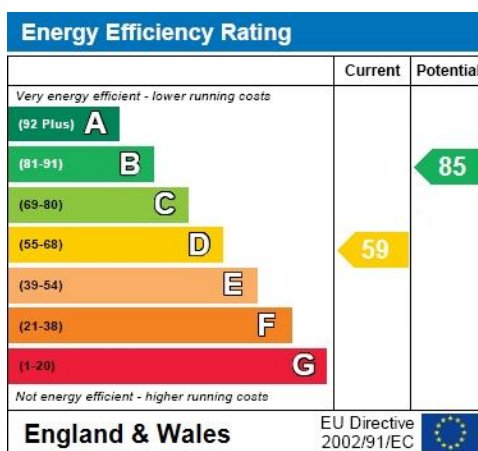
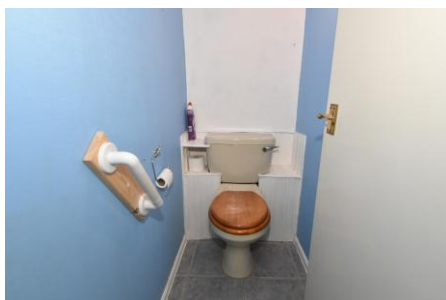
Entrance Hall	Stairs to first floor, storage heater, laminate flooring.
Kitchen / Dining Room	17'8" (5.38m) x 8'5" (2.57m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, electric cooker point, plumbing for washing machine, PVCu double glazed window and door to garden, ceramic tiled floor, space for fridge/freezer, tiled splashbacks, storage cupboard.
Dining Area	Storage heater, laminate flooring, Georgian style glazed doors to:
Lounge	14'10" (4.52m) x 11'6" (3.51m) Fire surround with marble style hearth for feature only, laminate flooring, PVCu double glazed window, storage heater, dado rail, archway to:
Study Area	11'4" (3.45m) x 8'10" (2.69m) PVCu double glazed window, laminate flooring, storage and meter cupboard, dado rail.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, electric panel heater, laminate flooring.
Bedroom 1	12'1" (3.68m) x 11'4" (3.45m) PVCu double glazed window, built in double cupboard.
Bedroom 2	11'9" (3.58m) x 11'4" (3.45m) PVCu double glazed window, built in double cupboard.
Bedroom 3	8'8" (2.64m) Into Recess x 8'5" (2.57m) PVCu double glazed window, electric panel heater, built in cupboard, water tank.
Bathroom	5'8" (1.73m) x 5'5" (1.65m) Panelled bath, pedestal hand basin, ceramic tiled floor, tiled splashbacks, electric shower over bath.
Separate W.C.	With low level W.C., ceramic tiled floor.
OUTSIDE	
Rear Garden	With paved patio, timber shed, rear pedestrian gate.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 999 year lease from 24th October 1990. Current ground rent peppercorn (£0) and maintenance charges £1380.00 which includes the building insurance.
<p>These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.</p>	

Council Tax

Property Information

Band A.

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.