

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

£285,000



Semi Detached Bungalow

Two Bedrooms

Kitchen / Breakfast Room

PVCu Double Glazing & Gas Central
Heating

Rear Garden Of Sunny Aspect

Extended Accommodation

Lounge / Dining Room

Wet Room

Off Road Parking & Garage

No Forward Chain

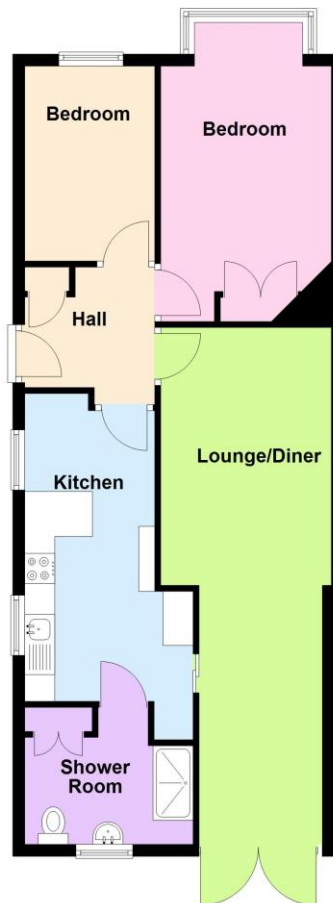
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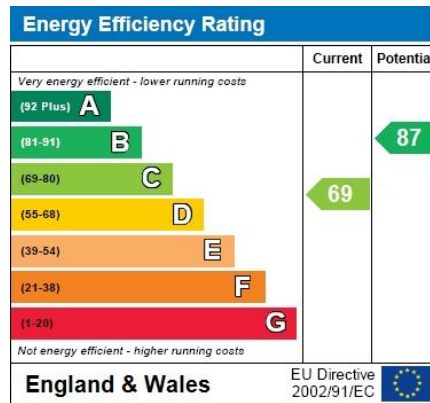
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Ground Floor



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Entrance Hall	Composite front door with double glazed panel, meter cupboard, access to loft space, radiator.
Bedroom 1	16'4" (4.98m) Into Bay x 9'3" (2.82m) PVCu double glazed window, radiator, coved ceiling, fitted wardrobe and shelving.
Bedroom 2	10'7" (3.23m) x 6'11" (2.11m) PVCu double glazed window, radiator, coved ceiling.
Lounge / Dining Room	
Lounge Area	13'11" (4.24m) x 9'3" (2.82m) Electric fire, timber flooring, coved ceiling
Dining Area	14'1" (4.29m) x 6'8" (2.03m) PVCu double glazed French doors to garden, radiator, timber flooring, coved ceiling.
Kitchen / Breakfast Room	17'8" (5.38m) x 16'11" (5.16m) widening to 8'5" (2.57m), Single drainer composite sink unit, wall and base cupboards with worksurface over, built in oven and microwave and 4 ring gas hob with extractor canopy over, plumbing for washing machine and dishwasher, space for dryer, recess for fridge/freezer, 2 PVCu double glazed windows, breakfast bar, radiator, tiled splashbacks, coved ceiling.
Shower Room	8'5" (2.57m) x 5'4" (1.63m) Plus Recess Shower cubicle, vanity hand basin, low level W.C., tiled splash backs, aqua panel to shower area, chrome heated towel rail, PVCu double glazed window, built in cupboard with wall mounted Vaillant gas central heating boiler.
OUTSIDE	
Front Garden	Front wall and iron gate, block paved hardstanding, flower borders, timber side gate to rear garden, shared sideways to:
Detached Garage	16'6" (5.03m) x 8'6" (2.59m) Electric cantilever door, personal side door, 2 windows.
Rear Garden	Of sunny aspect with paved patio, lawn and borders, greenhouse, summer house.
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:
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.