

St Nicholas Avenue, Rowner,  
Gosport, Hampshire, PO13 9TA

£295,000



Extended Family Home

Good Size Garden Of Sunny Aspect,  
Backing Onto Wild Grounds

Separate Dining Room

Modern First Floor Shower Room

PVCu Double Glazing & Gas Central  
Heating

Three Bedrooms

Extended Lounge

Extend Kitchen / Breakfast Room

Resin Driveway With Space For Several  
Cars

In Our Opinion, An Ideal Family Home

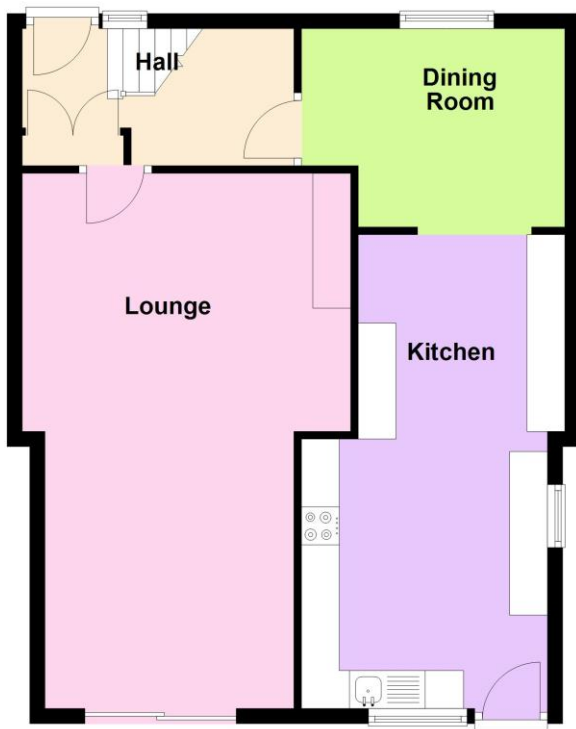
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**Ground Floor**



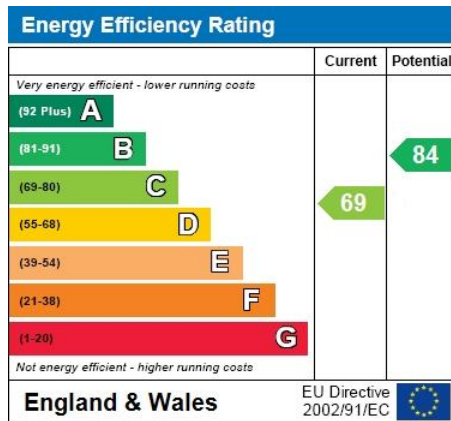
**First Floor**



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door and window, understairs cupboard, radiator, further fitted cupboard, stairs to first floor.
Lounge	23'2" (7.06m) x 14'5" (4.39m) narrowing to 10'9 (3.28m), Extended lounge with stone fireplace and hearth and adjoining plinth, radiator, PVCu double glazed patio door to garden,
Dining Room	11'5" (3.48m) x 8'8" (2.64m) PVCu double glazed window, radiator.
Kitchen	20'5" (6.22m) x 9'4" (2.84m) narrowing to 8'7 (2.62m), Single drainer stainless steel sink unit, modern wall and base units with worksurface over, built in oven and 4 ring gas hob, plumbing for dishwasher, plumbing for washing machine, space for dryer, space for fridge and chest freezer, composite panel splashbacks, PVCu double glazed window and door to garden, laminate flooring, cupboard with wall mounted gas central heating boiler.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, airing cupboard.
Bedroom 1	11'9" (3.58m) x 11'3" (3.43m) PVCu double glazed window, radiator, built in double cupboard.
Bedroom 2	11'8" (3.56m) x 8'11" (2.72m) PVCu double glazed window, radiator, built in double cupboard.
Bedroom 3	8'6" (2.59m) x 8'9" (2.67m) Into Recess L shaped, PVCu double glazed window, radiator, access to loft space, over stairs cupboard.
Shower Room	Modern suite with shower cubicle with glass screen and Mira shower, vanity hand basin, low level W.C., 2 PVCu double glazed windows, part tiled walls, radiator, wall mounted fan heater.
OUTSIDE	
Front Garden	With resin driveway with space for several cars, passageway giving access to:
Rear Garden	Of sunny aspect and of good size, with patios, lawn, raised flower beds, timber shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
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

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.