

Green Crescent, Rowner,  
Gosport, Hampshire, PO13 0DL

£345,000



Extended End Of Terraced House  
Two Reception Rooms  
Separate Utility Room  
Good Size Garden Of Sunny Aspect  
Gas Central Heating

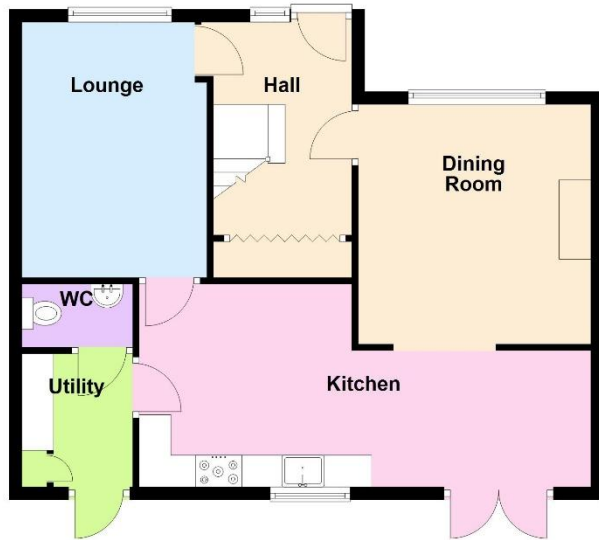
Four Bedrooms  
23'4 Kitchen / Breakfast Room  
Ground Floor Cloakroom  
PVCu Double Glazing  
Potential To Create Off Road Parking

**023 9258 5588**

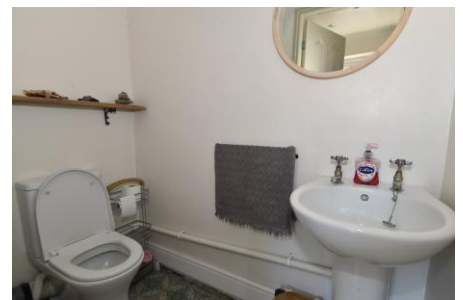
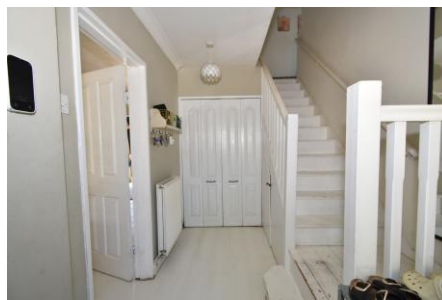
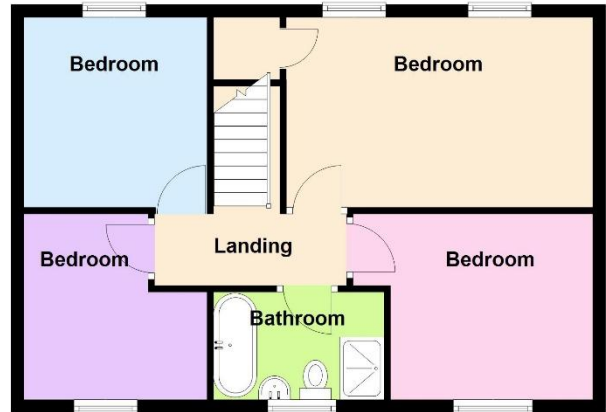
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**Ground Floor**



**First Floor**



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**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 window and timber door, stairs to first floor with understairs cupboard, double radiator, further built in cupboard coved ceiling, part tiled floor, part laminate floor.
Lounge	12'7" (3.84m) x 9'7" (2.92m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
Dining Room	12'0" (3.66m) x 12'2" (3.71m) PVCu double glazed window, radiator, laminate flooring, fire surround with electric fire, coved ceiling.
Kitchen / Breakfast Room	23'4" (7.11m) x 10'3" (3.12m) narrowing to 7'0" (2.13m), Comprising butler sink, timber worktop, base cupboards, corner wall cupboard, stone floor, radiator, space for fridge/freezer, PVCu double glazed window, PVCu double glazed French doors to garden, plumbing for dishwasher, recess for range style cooker with cooker extractor canopy above, tiled splashbacks, coved ceiling.
Utility Room	6'11" (2.11m) x 5'9" (1.75m) PVCu double glazed window, worktop with space under with plumbing for washing machine, space for additional appliance, built in cupboard with wall mounted gas central heating boiler, radiator, stone floor, coved ceiling.
Cloakroom	With low level WC., pedestal hand basin, coved ceiling, extractor fan.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	15'10" (4.83m) x 9'9" (2.97m) PVCu double glazed window, radiator, built in cupboard, coved ceiling.
Bedroom 2	9'1" (2.77m) x 9'5" (2.87m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	10'5" (3.18m) Plus Recess x 9'6" (2.9m) PVCu double glazed window, radiator.
Bedroom 4	9'6" (2.9m) Max x 9'6" (2.9m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	8'8" (2.64m) x 5'6" (1.68m) 4 piece white suite of freestanding bath with mixer tap and shower attachment, vanity hand basin, low level W.C., shower cubicle, PVCu double glazed window, tiled splashbacks, heated towel rail, ceramic tiled floor.
OUTSIDE	
Front Garden	With lawn.



Rear Garden

Of sunny aspect with patio, lawn and shrub borders, workshop and gate to rear service road, potential to create off road parking to the rear.

Services

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

Tenure

Freehold.

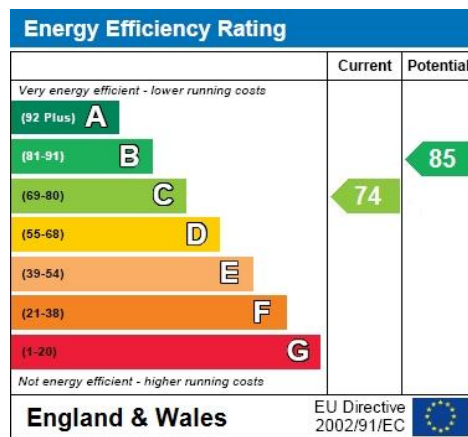
Council Tax

Band B.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>





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.