

Blanchard Avenue, Rowner,
Gosport, Hampshire, PO13 8NR

£295,000



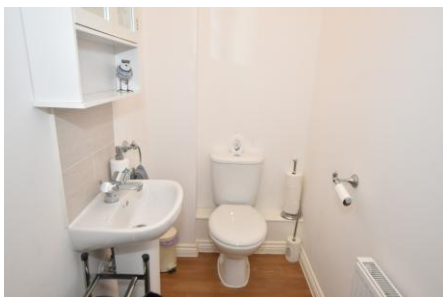
Semi Detached House
Master Bedroom With En-Suite
PVCu Double Glazing
Front Driveway
Local Shops Nearby

Three Bedrooms
Family Bathroom & Cloakroom
Gas Central Heating
In Our Opinion, An Ideal Family Home

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Entrance Hall	Radiator, stairs to first floor, understairs storage cupboard.
Cloakroom	Pedestal hand basin, low level WC., radiator, extractor fan.
Lounge	13'10" (4.22m) x 12'6" (3.81m) PVCu double glazed window, PVCu double glazed French doors to garden.
Kitchen	12'4" (3.76m) x 8'11" (2.72m) narrowing to 7'3" (2.21m), 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in double oven and 5 ring gas hob with cooker extractor canopy over, space for fridge/freezer, wall mounted gas central heating boiler concealed within cupboard, radiator, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	With radiator.
Inner Landing	With PVCu double glazed window, radiator, stairs to 2nd floor, space for chair and bookcase.
Bedroom 2	13'10" (4.22m) x 12'6" (3.81m) 2 PVCu double glazed windows, radiator.
Bedroom 3	9'5" (2.87m) x 6'7" (2.01m) PVCu double glazed window, radiator.
Bathroom	6'7" (2.01m) x 6'4" (1.93m) White suite of panelled bath with mixer tap and separate shower over, pedestal hand basin, low level W.C., tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan.
ON THE 2ND FLOOR	
Master Bedroom	21'3" (6.48m) x 10'4" (3.15m) To Balustrade, narrowing to 8'0" (2.44m), PVCu double glazed window, Velux window, 2 radiators.
En-Suite Shower Room	7'10" (2.39m) x 5'7" (1.7m) Shower cubicle, pedestal hand basin, low level W.C., tiled splashbacks, Velux window, chrome heated towel rail, ceramic tiled floor, extractor fan, shaver point.
OUTSIDE	
Front Driveway	With tarmac hardstanding for car, decorative stone, side pedestrian gate leading to:
Rear Garden	With patio, lawn and timber shed.
Agents Note	We have been advised there is a Community Infrastructure Levy of £17.85 per month.
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>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.