

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

£270,000



Semi Detached Bungalow

L Shaped Lounge / Dining Room

Wet Room

Paved & Lawned Rear Garden Of Sunny Aspect

No Forward Chain

Two Bedrooms

Double Glazed Conservatory

Paved Car Hardstanding To Front

Gas Central Heating

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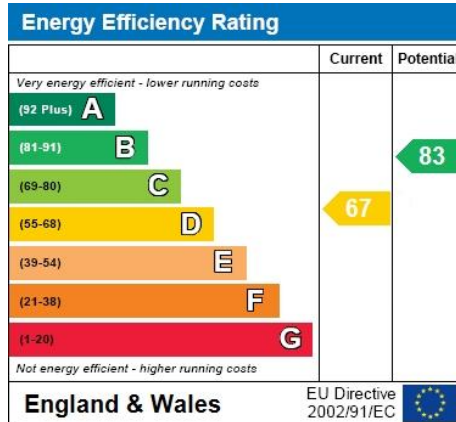
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Ground Floor



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Entrance Hall	Composite front door with glazed panel, meter cupboard, radiator, picture rail, access to loft space.
Bedroom 1	12'11" (3.94m) Into Bay x 9'4" (2.84m) PVCu double glazed window, radiator, build in double wardrobe, picture rail.
Bedroom 2	10'8" (3.25m) x 6'11" (2.11m) PVCu double glazed window, radiator, picture rail.
Lounge / Dining Room	16'9" (5.11m) x 13'11" (4.24m) narrowing to 8'7" (2.62m), L shaped, PVCu double glazed window, radiator, picture rail, PVCu double glazed sliding patio doors to:
Conservatory	13'3" (4.04m) x 6'11" (2.11m) PVCu double glazed French doors to garden, radiator, glass roof, laminate flooring, storage cupboard with wall mounted gas central heating boiler, 2 wall lights.
Kitchen	8'8" (2.64m) x 8'5" (2.57m) Stainless steel sink unit, wall and base units with worksurface over, plumbing for washing machine, built in oven and 4 ring electric hob with cooker extractor canopy over, larder cupboard, PVCu double glazed door to conservatory, double glazed window.
Wet Room	7'0" (2.13m) x 5'10" (1.78m) Low level shower screen and shower, W.C. with concealed cistern, pedestal hand basin, tiled walls, PVCu double glazed window, extractor fan, chrome heated towel rail.
OUTSIDE	
Front Garden	With wall and iron rail, blocked paved hardstanding, area laid to gravel, side pedestrian access with gate to:
Rear Garden	With paved patio and path, flower borders, timber shed.
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



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.