

69 Charden Road, Rowner,  
Gosport, Hampshire, PO13 0ED

£200,000



End Of Terraced House  
Twin Aspect Lounge  
Double Glazed Conservatory  
Garage  
In Need Of Updating & Repair

Two Bedrooms  
Spacious Kitchen  
First Floor Bathroom  
Gas Central Heating

**023 9258 5588**

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**Ground Floor**



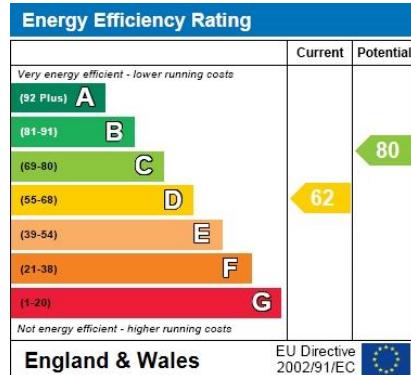
**First Floor**



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu front door with glazed panel, stairs to first floor.
Lounge	16'4" (4.98m) x 10'11" (3.33m) PVCu double glazed window, radiator, fireplace, coved ceiling, aluminium sliding patio door to:
Conservatory	12'4" (3.76m) x 8'0" (2.44m) PVCu double glazed windows and French doors, polycarbonate roof.
Kitchen	12'2" (3.71m) Into Recess x 12'0" (3.66m) 1½ bowl sink unit, wall and base cupboards with worksurface over, gas cooker point, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, door to garden, wall mounted Glow Worm gas central heating boiler, tiled splashbacks.
Cloakroom	5'7" (1.7m) x 4'0" (1.22m) W.C., pedestal hand basin, PVCu double glazed window, 1/2 tiled walls.
<b>ON THE 1ST FLOOR</b>	
Landing	PVCu double glazed window, access to loft space.
Bedroom 1	17'1" (5.21m) x 11'0" (3.35m) PVCu double glazed window, radiator, airing cupboard.
Bedroom 2	10'7" (3.23m) Plus Recess x 12'4" (3.76m) Into Recess PVCu double glazed window, radiator.
Bathroom	6'9" (2.06m) x 6'2" (1.88m) Bath with Triton shower over, hand basin, W.C., PVCu double glazed window, radiator, 1/2 tiled walls.
<b>OUTSIDE</b>	
Front Garden	With wall and part paving.
Rear Garden	With lawn and shrubs.
Garage	Located to the rear of the property.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band A.
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> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.