

Magennis Close, Rowner,
Gosport, Hampshire, PO13 9PP

£260,000



Detached House

Lounge

First Floor Bathroom With Window

Gas Central Heating

Wider Than Normal Garden

Two Bedrooms

Kitchen / Dining Room

PVCu Double Glazing

Own Driveway & Garage

No Forward Chain

023 9258 5588

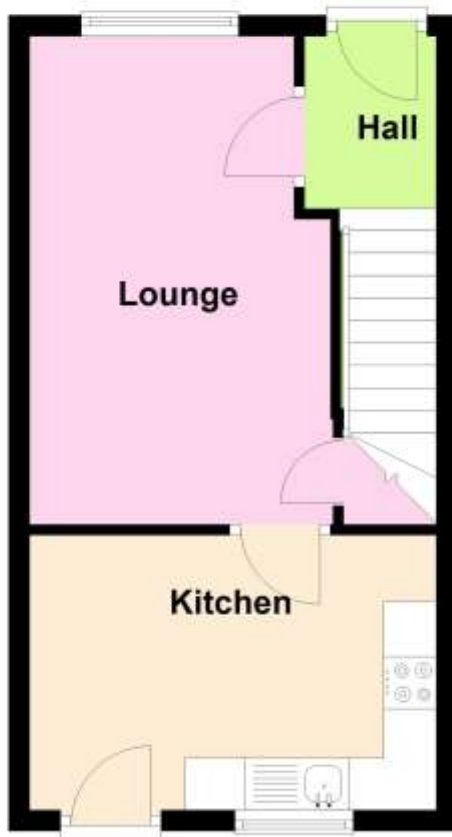
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Ground Floor



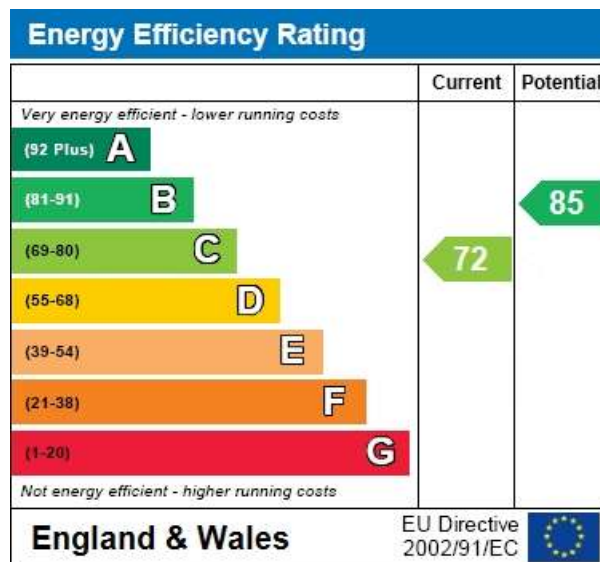
First Floor



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

Entrance Hall	Front door with etched glass panel, stairs to first floor, radiator, coved ceiling.
Lounge	15'4" (4.67m) x 9'5" (2.87m) PVCu double glazed window, radiator, understairs cupboard, coved ceiling.
Kitchen / Dining Room	9'5" (2.87m) x 8'7" (2.62m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, double glazed door to garden, radiator, wall mounted Vaillant gas central heating boiler, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	10'9" (3.28m) To Wardrobe x 8'3" (2.51m) PVCu double glazed window, radiator, built in wardrobes, built in shelved cupboard.
Bedroom 2	10'5" (3.18m) To Wardrobe x 9'4" (2.84m) PVCu double glazed window, radiator, built in wardrobes.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., radiator, tiled splashbacks, Triton shower over bath, shower screen.
OUTSIDE	
Front Garden	Paved with pebble border, side pedestrian access to rear garden, tarmac driveway leading to:
Attached Garage	19'9" (6.02m) x 10'4" (3.15m) Cantilever door, power and light, personal door to garden.
Rear Garden	2 patios, lawn and borders.
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.