



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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14  
Hunter Close  
Rowner  
Gosport  
Hampshire  
PO13 9XY



01329665700

Stubbington



**14 Hunter Close  
Rowner  
Gosport  
PO13 9XY**

£224,950  
Freehold

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A modern two double bedroom house with the benefit of TWO allocated parking spaces directly to the front of the property situated in 'Alver Village' near local schools and amenities. The property is available with no onward chain and comprises, lounge/dining room with french patio doors, fitted kitchen, fitted bathroom, two double bedrooms, gas central heating and an enclosed low maintenance rear garden. Call Chambers today to book a viewing 01329 665700.

**Front Door**

Into

**Entrance Hall**

Vcu double glazed front door, laminate flooring, radiator, stairs to first floor, understairs recess, textured and covered ceiling.

**Lounge**

13'2" (4.01m) x 12'7" (3.84m)

Textured ceiling, PVCu double glazed French doors to garden, radiator, laminate flooring, storage cupboard, television point.

**Kitchen**

11'7" (3.53m) x 6'2" (1.88m)

1 1/2 bowl stainless steel sink unit, wall and base units with work surface over, built-in oven and 4 ring electric hob with cooker extractor canopy over, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, breakfast bar, radiator, PVCu double glazed window, textured ceiling with spotlights, pelmet lighting.

**First Floor Landing**

Textured ceiling, doors to:

**Bedroom 1**

PVCu double glazed window, radiator, textured and covered ceiling.

**Bedroom 2**

8'8" (2.64m) x 10'8" (3.25m) Max

to fitted wardrobe with double doors, textured ceiling, 2 PVCu double glazed windows to front elevation,, built-in airing cupboard, radiator.

**Bathroom**

Textured ceiling, suite comprising white suite of panelled bath with mixer tap and shower attachment, low level W.C., vanity

hand basin with cupboard and shelving under, radiator, tiled splashbacks, shaver point, extractor fan, access to loft space,.

**Allocated Parking**

Number 14 benefits two allocated parking spaces directly in front of the property.

**Enclosed Rear Garden**

A fully enclosed low maintenance rear garden mainly laid to shingle with a paved patio area, shed at rear.

**Hunter Close**

Standard construction under a tiled roof. Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax C. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>

The vendor has experienced no flooding issues and is not aware of any planning applications that will impact their property, you should though visit Gosport Borough Councils planning portal to satisfy yourself.

**Disclaimer**

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		91
(81-91) B		
(69-80) C	73	
(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

Alver Valley Country Park  
Map data ©2024 Google

