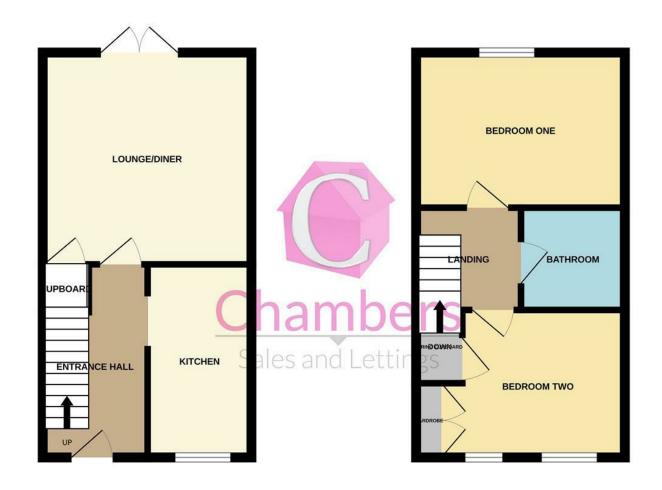
GROUND FLOOR 1ST FLOOR



must every attempt has been made to ensure the accuracy or the tolorpair containment enter, measurements (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 spective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropox 62024









Contact

25 Stubbington Green Fareham Hampshire PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

https://www.chambersestateagency.com/



14
Hunter Close
Rowner
Gosport
Hampshire
PO13 9XY



01329665700 Stubbington

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



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 coved 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)

worksurface over, built-in oven and 4 ring electric hob with fridge/freezer, plumbing for washing machine, tiled availability by visiting https://checker.ofcom.org.uk splashbacks, breakfast bar, radiator, PVCu double glazed The vendor has experienced no flooding issues and is not window, textured ceiling with spotlights, pelmet lighting.

First Floor Landing

Textured ceiling, doors to:

Bedroom 1

PVCu double glazed window, radiator, textured and coved 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 comprisiing 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

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 1 1/2 bowl stainless steel sink unit, wall and base units with Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax C. Broadband & Mobile Phone cooker extractor canopy over, integrated dishwasher, space for reception, you should satisfy yourself on both speeds and

> 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.













