

Shepperd Terrace, Howe Road,
Rowner, Gosport, Hampshire, PO13 8GT

£245,000



End Of Terraced House
Lounge
Ground Floor Cloakroom
Enclosed Rear Garden
PVCu Double Glazing

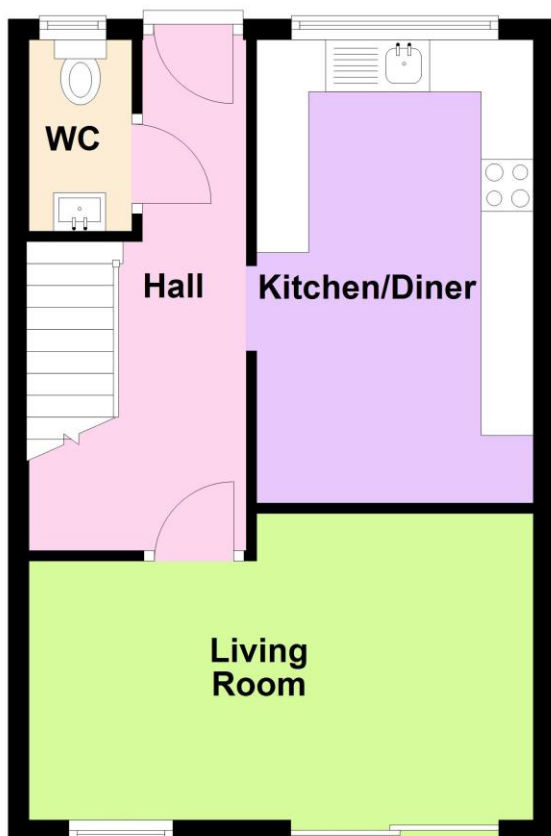
Three Bedrooms
Kitchen / Breakfast Room
First Floor Bathroom
Gas Central Heating

023 9258 5588

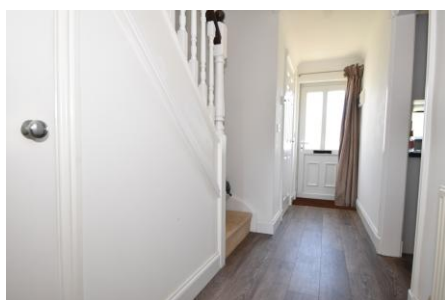
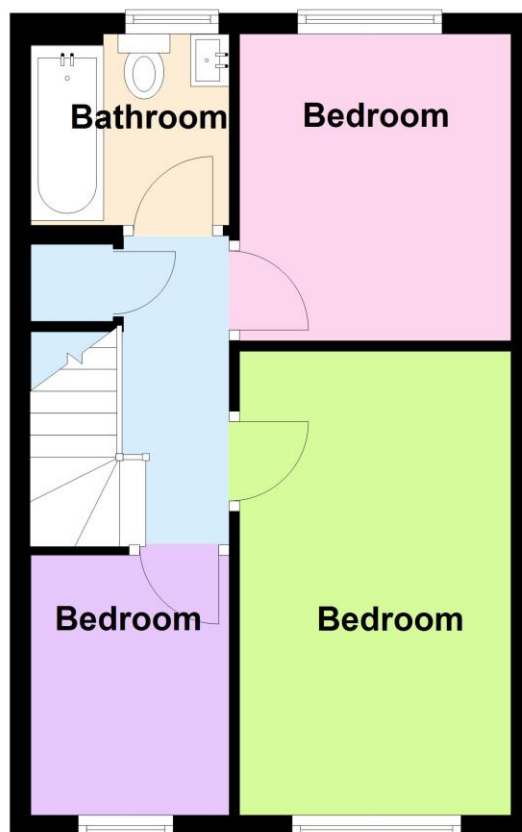
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Ground Floor



First Floor



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Entrance Hall	PVCu double glazed front door, laminate flooring, coved ceiling, radiator, understairs storage cupboard, stairs to first floor.
Cloakroom	Low level W.C., vanity hand basin with cupboard under, radiator, PVCu double glazed window, tiled splashbacks, coved ceiling.
Lounge	15'11" (4.85m) x 9'8" (2.95m) narrowing to 8'1" (2.46m), PVCu double glazed window, French doors to garden, radiator, laminate flooring, coved ceiling.
Kitchen	14'6" (4.42m) x 8'6" (2.59m) Single drainer sink unit, wall and base units with worksurface over, built in cooker and electric hob with cooker extractor canopy over, integrated fridge/freezer, plumbing for washing machine, PVCu double glazed window, breakfast bar, radiator, wall mounted gas central heating boiler, tiled splashbacks, laminate flooring, integrated dishwasher.
ON THE 1ST FLOOR	
Landing	Access to loft space, radiator, airing cupboard with radiator.
Bedroom 1	14'7" (4.45m) x 8'7" (2.62m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	9'8" (2.95m) x 8'6" (2.59m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	8'4" (2.54m) x 6'10" (2.08m) PVCu double glazed window, radiator, coved ceiling.
Bathroom	Panelled bath with mixer tap and shower attachment, vanity hand basin with cupboard under, low level W.C., PVCu double glazed window, ½ tiled walls, shaver point, extractor fan, chrome heated towel rail, coved ceiling.
OUTSIDE	
Front Garden	Side pedestrian access to:
Rear Garden	Patio, artificial grass, flower borders, rear pedestrian gate.
Agents Note	We understand that there is use of a parking space. The property is currently a shared ownership property and being stair cased to 100% as part of the sale. We understand there is a community levy charge of £220.60 per annum.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

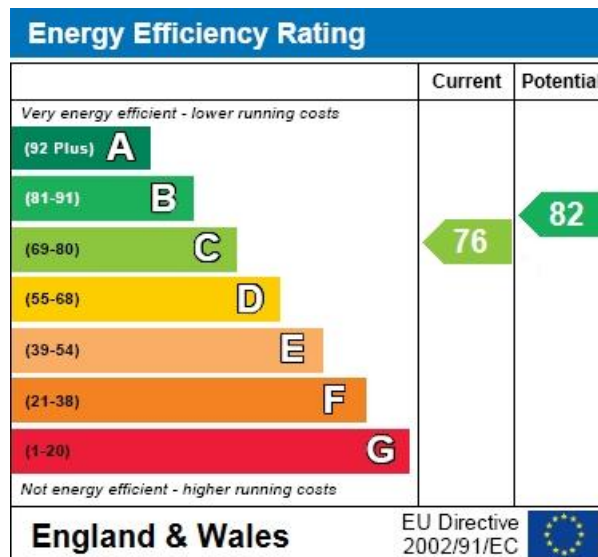
Freehold.

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.