

Long Drive, Rowner,
Gosport, Hampshire, PO13 0QX

£260,000



End Of Terraced House
Spacious Lounge
Modern First Floor Shower Room
Large Extended Garage
Gas Central Heating

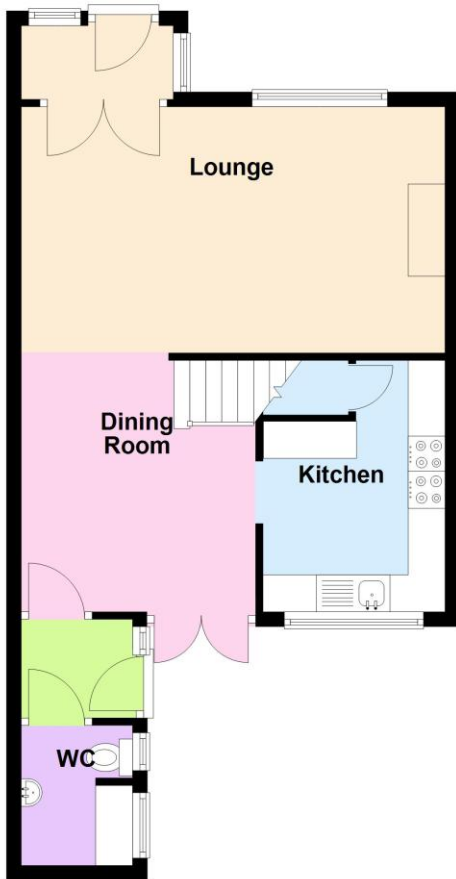
Three Bedrooms
Separate Dining Area
Ground Floor Cloakroom & Utility Room
PVCu Double Glazing
No Forward Chain

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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 Porch	5'6" (1.68m) x 5'5" (1.65m) PVCu double glazed window and door, laminate flooring, Georgian style glazed French doors to;
Lounge	18'10" (5.74m) x 10'11" (3.33m) PVCu double glazed window, radiator, wood burning stove, laminate flooring.
Dining Area	11'2" (3.4m) x 10'5" (3.18m) PVCu double glazed French doors, radiator, laminate flooring, stairs to first floor, archway to:
Kitchen	7'11" (2.41m) x 7'9" (2.36m) widening to 11'1" (3.38m), L Shaped, Single drainer stainless steel sink unit, wall and base units with worksurface over, range cooker and cooker extractor canopy to remain, tall standing cupboard, understairs cupboard, PVCu double glazed window, composite panel splashbacks, ceramic tiled floor.
Rear Lobby	PVCu double glazed door and window giving access to courtyard, laminate flooring.
Utility Room / Cloakroom	6'2" (1.88m) x 4'5" (1.35m) Low level W.C., hand basin, PVCu double glazed window, ceramic tiled floor, radiator, plumbing for washing machine, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	11'3" (3.43m) Into Recess x 10'11" (3.33m) PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	10'5" (3.18m) Plus Recess x 8'11" (2.72m) To Wardrobe PVCu double glazed window, radiator, over stairs cupboard, built wardrobes with sliding doors - one end houses wall mounted gas central heating boiler.
Bedroom 3	8'1" (2.46m) x 7'6" (2.29m) PVCu double glazed window, radiator.
Shower Room	7'11" (2.41m) x 5'1" (1.55m) Double size shower cubicle with rainfall shower and hand shower, pedestal hand basin, low level WC., PVCu double glazed window, aqua panel splashbacks, chrome heated towel rail, ceramic tiled floor.
OUTSIDE	
Front Garden	Slate path, decorative stones.
Rear Courtyard	Paved, pedestrian gate to rear service road.
Extended Garage	17'7" (5.36m) x 5'2" (1.57m) Electric roller door, power and light, timber door to courtyard.
Services	We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

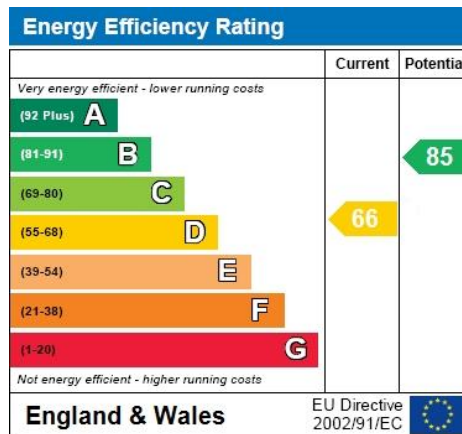
Freehold.

Council Tax

Band B.

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.