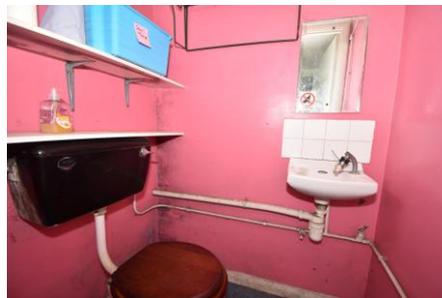


The Links, Rowner,
Gosport, Hampshire, PO13 0DX

£225,000



Semi Detached House
Three Bedrooms
Separate Dining Area
First Floor Bathroom
No Forward Chain

Updating Required
Lounge
Ground Floor Cloakroom
Garage & Car Port To Rear

023 9258 5588

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Ground Floor

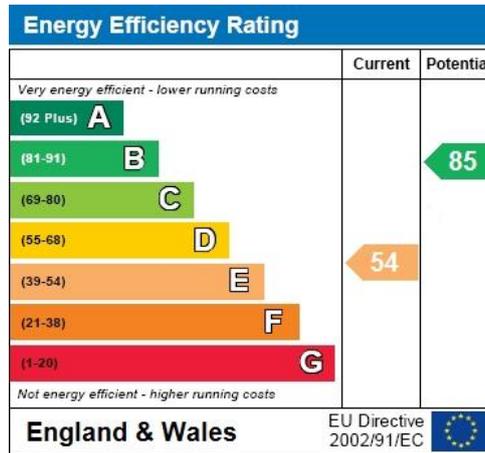


First Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed window and door, glazed inner door to:
Lounge	18'9" (5.72m) x 10'11" (3.33m) PVCu double glazed window, radiator, glazed door to:
Dining Area	11'2" (3.4m) x 10'5" (3.18m) PVCu double glazed door and window, double radiator, stairs to first floor.
Kitchen	7'8" (2.34m) x 7'11" (2.41m) widening to 11'2" (3.4m), L Shaped, 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, understairs cupboard, plumbing for washing machine, PVCu double glazed window, tiled splashbacks, tiled floor.
Rear Lobby	PVCu double glazed window and door.
W.C Off	W.C., hand basin, PVCu double glazed window, tiled splashbacks.
ON THE 1ST FLOOR	
Landing	Radiator, cupboard with central heating boiler (not working).
Bedroom 1	11'3" (3.43m) Plus Recess x 10'11" (3.33m) PVCu double glazed window, radiator.
Bedroom 2	11'2" (3.4m) x 10'7" (3.23m) PVCu double glazed window, radiator, over stairs cupboard, access to loft space.
Bedroom 3	8'0" (2.44m) x 7'4" (2.24m) PVCu double glazed window, radiator.
Bathroom	Bath, hand basin, W.C., PVCu double glazed window.
OUTSIDE	
Front Garden	Concrete path, borders.
Rear Garden	Paved courtyard, coved car port with cantilever door and personal door.
Garage	17'11" (5.46m) x 8'8" (2.64m) Cantilever door, power and light, personal door to rear.
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.