DIMON
Estate Agents

Homer Close, Rowner, Gosport, Hampshire, PO13 9TJ

£299,995





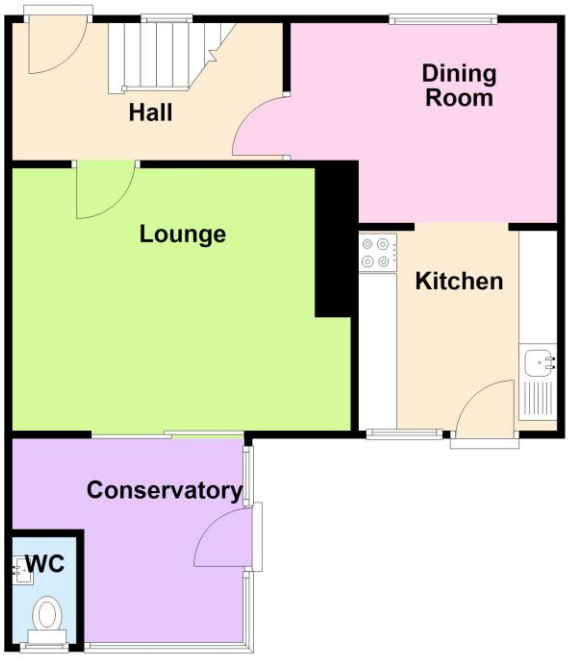



- Ideal Family Home
- Two Reception Rooms
- Modern Kitchen
- Ground Floor WC
- Lawned Rear Garden
- Three Bedrooms
- Double Glazing Conservatory
- First Floor Shower With Separate WC
- Block Paved Driveway

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

Ground Floor



First Floor









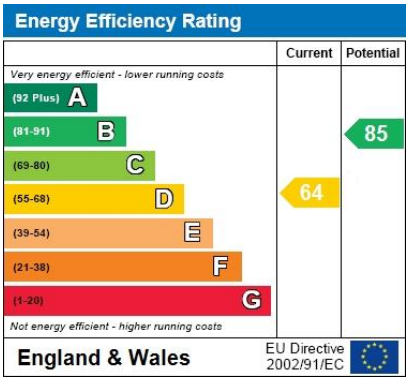
SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 57 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	PVCu double glazed front door and window, radiator, understairs cupboard, stairs to first floor with spindled balustrade, part Georgian style glazed door to:
Lounge	14'6" (4.42m) Into Recess x 11'3" (3.43m) PVCu double glazed sliding patio door to conservatory, fireplace surround with marble style inset and hearth, living flame gas fire, radiator, coved ceiling.
Conservatory	9'11" (3.02m) Into Recess x 8'10" (2.69m) L Shaped, PVCu double glazed windows and door to garden, polycarbonate roof, 2 wall uplighters.
W.C.	Low level W.C., pedestal hand basin, PVCu double glazed window, water heater.
Dining Room	11'5" (3.48m) x 8'7" (2.62m) PVCu double glazed window, radiator, part glazed Georgian style door to hallway.
Kitchen	8'7" (2.62m) x 8'6" (2.59m) Single drainer stainless steel sink unit, cream fronted wall and base cupboards with worksurface over, gas cooker point, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window and door to garden, acrylic and tiled splashbacks.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, airing cupboard with Vaillant gas central heating boiler.
Bedroom 1	11'0" (3.35m) x 11'0" (3.35m) PVCu double glazed window, built in double cupboard, radiator.
Bedroom 2	12'0" (3.66m) x 8'11" (2.72m) Plus Recess PVCu double glazed window, built in double cupboard, radiator.
Bedroom 3	8'5" (2.57m) x 9'1" (2.77m) Max PVCu double glazed window, radiator, overstairs cupboard, access to loft space.
Shower Room	Shower cubicle, pedestal hand basin, PVCu double glazed window, radiator, tiled walls, extractor fan.
Separate W.C.	PVCu double glazed window, low level W.C., tiled walls, radiator.
OUTSIDE	
Front Garden	Block paved driveway for 2 cars, passageway leading to :
Rear Garden	2 Store sheds, 2 timber sheds, patio, lawn, mature flower and shrub borders.
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.