

Madison Close, Rowner,
Gosport, Hampshire, PO13 9UL

£255,000



End Of Terraced House
Lounge
Double Glazed Conservatory
Side Driveway
Cul-De-Sac Location

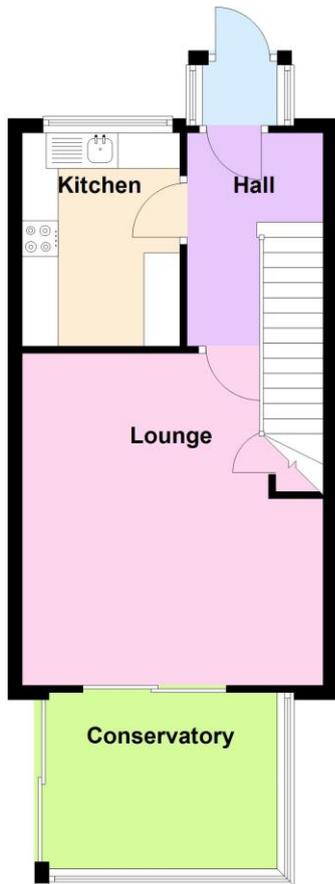
Three Bedrooms
Recently Modernised & Redecorated
PVCu Double Glazing & Electric Heating
Newly Fitted Bathroom & Kitchen
No Forward Chain

023 9258 5588

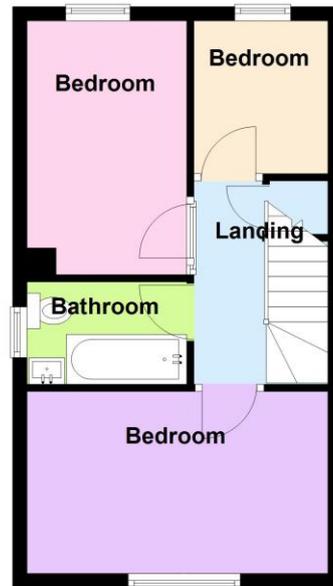
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Ground Floor

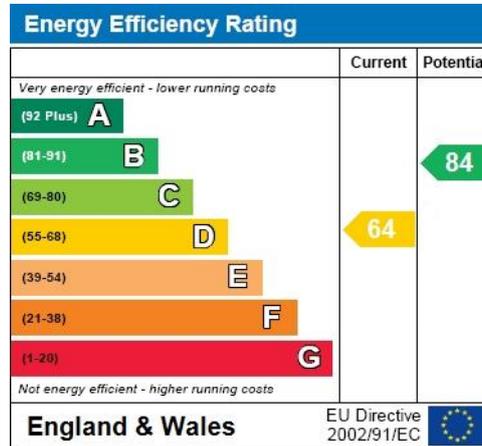


First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed windows and door, radiator, inner door to:
Entrance Hall	Electric panel heater, stairs to first floor.
Lounge	15'4" (4.67m) x 13'9" (4.19m) narrowing to 10'4" (3.15m), PVCu double glazed patio door to conservatory, understairs storage cupboard, storage heater.
Kitchen	9'10" (3m) x 7'2" (2.18m) Single bowl sink unit, wall and base cupboards with quartz worksurface over, built in oven and hob with extractor canopy over, integrated dishwasher, integrated fridge/freezer, PVCu double glazed window, ceramic tiled floor.
Conservatory	10'0" (3.05m) x 8'1" (2.46m) PVCu double glazed window and sliding patio door, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	Access to loft space, airing cupboard.
Bedroom 1	13'9" (4.19m) x 8'6" (2.59m) PVCu double glazed window, storage heater.
Bedroom 2	11'11" (3.63m) Max x 7'4" (2.24m) PVCu double glazed window, electric panel heater.
Bedroom 3	7'0" (2.13m) x 6'2" (1.88m) PVCu double glazed window, electric panel heater.
Bathroom	7'3" (2.21m) x 4'8" (1.42m) Panelled bath with mixer tap and separate hand shower and rainfall shower, low level W.C., vanity hand basin with cupboard under, chrome heated towel rail, PVCu double glazed window, tiled walls and floor.
OUTSIDE	
Front Garden	With lawn, tarmac side driveway with gate leading to decking area.
Rear Garden	With lawn and fence boundaries.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
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.