

Newbroke Road, Rowner,
Gosport, Hampshire, PO13 9UJ

£308,500



Well Presented Family Home

Three Bedrooms

Feature Family Room With Bi-Fold Doors & Lantern

PVCu Double Glazing & Gas Central Heating

Drive & Garage

Extended Accommodation

Modern Kitchen

First Floor Bathroom

Low Maintenance Rear Garden

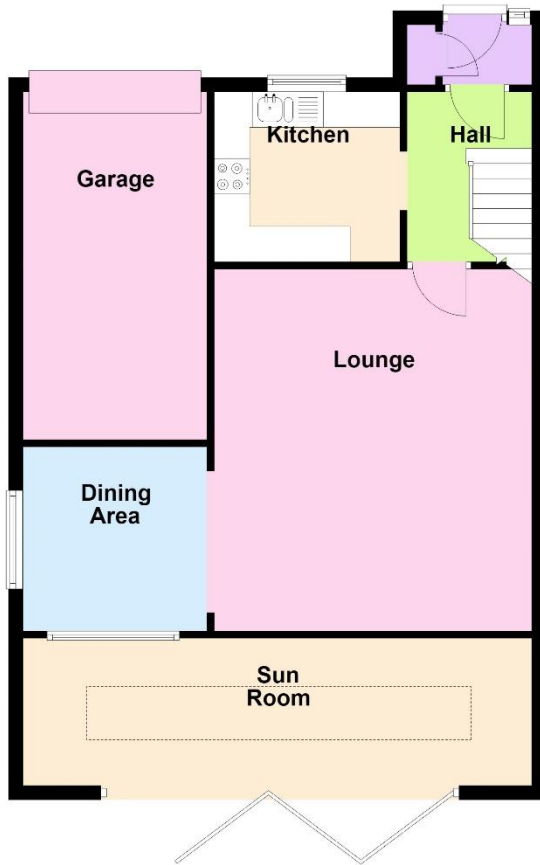
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

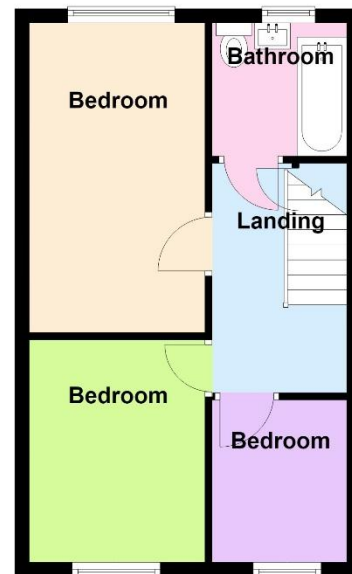
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Ground Floor



First Floor

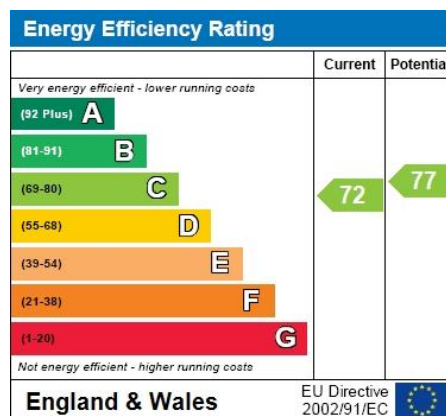


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Porch	PVCu double glazed front door, storage cupboard with meters and Vaillant wall mounted gas central heating boiler, Georgian style glazed door to:
Entrance Hall	Ceramic tiled floor, dado rail, stairs to first floor.
Kitchen	8'7" (2.62m) x 7'10" (2.39m) 1½ bowl sink unit, white fronted wall and base units with worksurface over, built in double oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window, ceramic tiled floor, tiled splashbacks.
Lounge	16'9" (5.11m) x 14'8" (4.47m) Radiator, understairs cupboard, coved ceiling, square archway to:
Dining Area	8'6" (2.59m) x 7'6" (2.29m) 2 PVCu double glazed windows, radiator.
Orangery / Family Room	23'2" (7.06m) x 6'9" (2.06m) Bi-fold doors, radiator, double glazed roof lantern.
ON THE 1ST FLOOR	
Landing	Access to loft space, overstairs airing cupboard, dado rail.
Bedroom 1	14'3" (4.34m) x 8'2" (2.49m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	10'5" (3.18m) x 8'1" (2.46m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 3	7'5" (2.26m) x 6'3" (1.91m) PVCu double glazed window, radiator, laminate flooring.
Bathroom	White suite of panelled bath with Bristan shower over, vanity hand basin, low level W.C., tiled walls, heated towel rail, PVCu double glazed window, extractor fan.
OUTSIDE	
Front Garden	Artificial grass, paved path, water tap, tarmac driveway to:
Garage	Cantilever door, power and light.
Rear Garden	Paving with artificial grass, decking area, fish pond, shingled borders, side pedestrian gate.
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:

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.