

Lizard Close, Rowner,
Gosport, Hampshire, PO13 8NH

£245,000



Middle Terraced House

Lounge

Ground Floor W.C & 1st Floor Bathroom

Low Maintenance Rear Garden Of Sunny Aspect

Cul-De-Sac Location

Two Bedrooms

Separate Kitchen

Allocated Parking Space

PVCu Double Glazing & Gas Central Heating

No Forward Chain

023 9258 5588

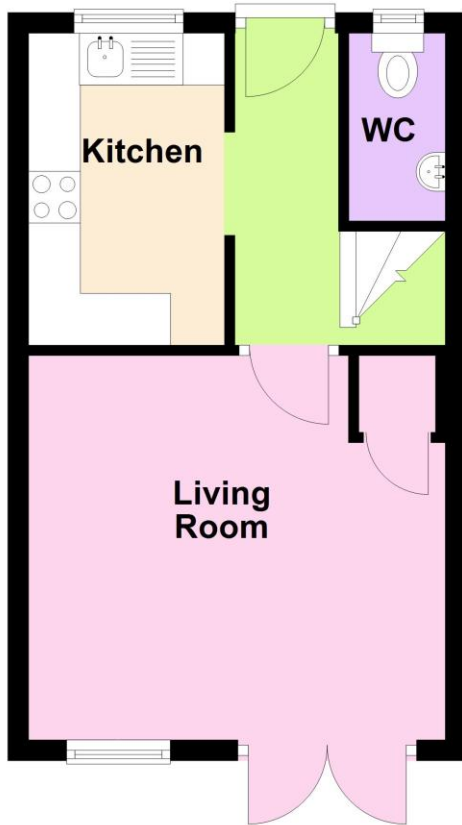
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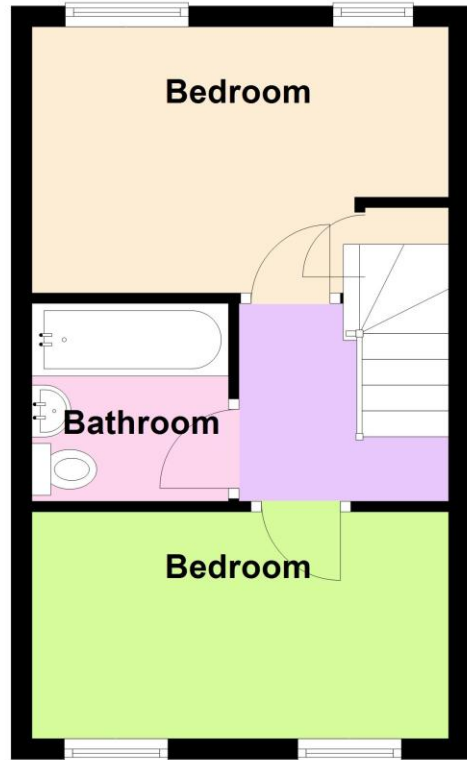
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Ground Floor

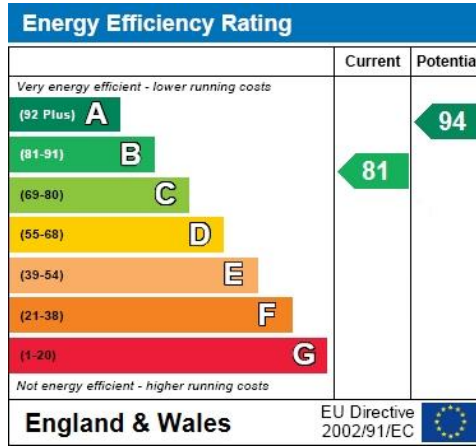


First Floor



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

Entrance Hall	Front door with glazed panel, laminate flooring, radiator, stairs to first floor, archway to kitchen.
Cloakroom	PVCu double glazed window, corner hand basin, low level W.C., radiator, tiled splashbacks.
Kitchen	9'11" (3.02m) x 6'2" (1.88m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 5 ring gas hob with cooker extractor canopy over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, PVCu double glazed window, wall mounted gas central heating boiler concealed within cupboard.
Lounge	12'2" (3.71m) x 13'0" (3.96m) narrowing to 9'5" (2.87m), PVCu double glazed window and French doors to garden, vinyl flooring, understairs cupboard, radiator.
ON THE 1ST FLOOR	
Landing	Radiator, access to loft space.
Bedroom 1	13'1" (3.99m) Max x 8'5" (2.57m) 2 PVCu double glazed windows, overstairs cupboard, radiator.
Bedroom 2	13'1" (3.99m) x 7'2" (2.18m) PVCu double glazed windows, radiator.
Bathroom	White suite of panelled bath with separate shower over, shower screen, pedestal hand basin, low level W.C., tiled splashbacks, chrome heated towel rail, extractor fan.
OUTSIDE	
Allocated Parking	Space to front.
Rear Garden	Of sunny aspect with patio, path, artificial grass, timber shed, rear pedestrian access.
Agents Note	We understand there is a community levy charge of £220.60 per annum.
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.