

GUIDE PRICE

£135,000 - £145,000

23 Carless Close

Rowner, Gosport, Hampshire, PO13 9PL

Offered to the market with no forward chain, this spacious and energy-efficient four-bedroom property is an excellent opportunity for families, first-time buyers and buy-to-let investors. The property benefits from solar panels and an air source heat pump, helping to reduce energy costs, while the recently achieved EPC Band B rating will appeal to those conscious of rising bills and landlords preparing for the anticipated 2030 energy-efficiency requirements. The accommodation provides four well-proportioned bedrooms and generous living space, making this an ideal family home. Outside, the property boasts a southerly facing garden, perfect for enjoying the sunshine and entertaining. With its excellent energy credentials, spacious accommodation and no onward chain, early viewing is highly recommended. Please contact our Gosport team to arrange your viewing. Our phone lines are open until 8PM.

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ENTRANCE HALLWAY

KITCHEN/DINER 17' 10" x 8' 4" (5.46m x 2.56m)

LIVING ROOM 14' 9" x 11' 6" (4.51m x 3.52m)

BEDROOM FOUR 11' 5" x 9' 2" (3.48m x 2.80m)

STAIRS AND LANDING

BEDROOM ONE 12' 1" x 11' 5" (3.69m x 3.48m)

BEDROOM TWO 11' 9" x 11' 4" (3.59m x 3.46m)

BEDROOM THREE 8' 6" x 8' 4" (2.60m x 2.56m)

BATHROOM 5' 4" x 6' 2" (1.64m x 1.88m)

WC

GARDEN 20' 7" (6.29m

SOLAR PANELS & AIR SOURCE HEAT PUMP Service Charge £1250





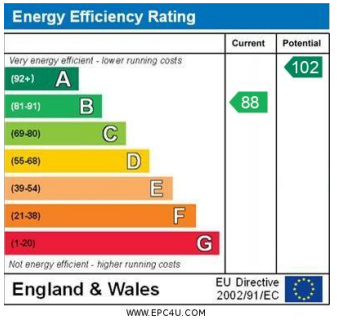
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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