

OFFERS IN EXCESS OF

£147,500

24 Carless Close

Rowner, Gosport, Hampshire, PO13 9PL

PROPERTY SUMMARY

Offered to the market with no onward chain is this three bedroom mid terraced house. Accommodation comprises of an entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom. Other benefits to this property include double glazing and an enclosed rear garden. This property is currently rented and makes a fantastic but to let investment, the rental amount is £965, please contact our Gosport team now to find out more and arrange your internal inspection.





ENTRANCE HALLWAY & STORAGE

LOUNGE 14' 6" x 11' 5" (4.42m x 3.49m)

KITCHEN/BREAKFAST ROOM 17' 10" x 8' 9" (5.45m x 2.68m)

STAIRS AND LANDING

BEDROOM ONE 11' 8" x 11' 5" (3.58m x 3.48m)

BEDROOM TWO 11' 8" x 11' 5" (3.56m x 3.49m)

BEDROOM THREE 8' 4" x 6' 8" (2.56m x 2.05m)

BATHROOM

WC

GARDEN

AGENTS NOTES Leasehold 89 Years

Tenant Paying £965

Charges £375 PA

Non Standard Construction

GROUND FLOOR



1ST FLOOR



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

**Jeffries
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