



**£330,000**  
**5 Rowallan Avenue**  
Gosport, PO13 9RE

## PROPERTY SUMMARY

A very well presented and extended semi-detached family home situated in a highly sought-after location, offering spacious and versatile accommodation throughout. The property features a superb L-shaped fitted kitchen/dining room, ideal for modern family living and entertaining, together with a bright and welcoming living space. In addition, the ground floor benefits from a useful shower room. To the first floor are three well-proportioned bedrooms and a contemporary family shower room. Externally, the property benefits from off-road parking and a private enclosed rear garden, perfect for outdoor relaxation and family enjoyment. Conveniently located close to excellent local amenities, schools and transport links, this is an ideal home for families and first-time buyers alike.





#### **ENTRANCE HALL**

**LOUNGE** 20' 7" x 10' 9" (6.29m x 3.30m)

**KITCHEN/DINER** 19' 1" x 16' 2" (5.84m x 4.95m) Maximum measurements (L-Shaped)

#### **SHOWER ROOM**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 7" x 10' 0" (4.16m x 3.07m)

**BEDROOM TWO** 10' 5" x 10' 0" (3.20m x 3.05m)

**BEDROOM THREE** 10' 0" x 7' 3" (3.07m x 2.21m)

#### **SHOWER ROOM**

#### **OUTSIDE**

#### **FRONT & REAR GARDENS**

#### **OFF ROAD PARKING**





**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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