



OFFERS IN EXCESS OF
£245,000
10 Jade Court
Rowner, Gosport, Hampshire, PO13 8EG

A spacious three-bedroom house that has been modernised throughout. The property offers a separate lounge, a modern fully fitted kitchen, utility room and a convenient downstairs WC. Upstairs are three generous bedrooms, complemented by a large private rear garden. Further benefits include allocated parking.

Please contact the Gosport Jeffries & Dibbens team to arrange your viewing. Phone lines are open until 8pm.

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Entrance Hall

WC & Utility Room

Kitchen / Diner 18' 11" max x 8' 11" max (5.77m max x 2.72m max)

Lounge 11' 9" max x 11' 5" max (3.58m max x 3.48m max)

Landing

Bedroom One 11' 10" max x 11' 6" max (3.61m max x 3.51m max)

Bedroom Two 11' 10" max x 9' 1" max (3.61m max x 2.77m max)

Bedroom Three 8' 8" max x 6' 7" max (2.64m max x 2.01m max)

Bathroom

Front And Rear Gardens

Allocated Parking Space

Non Standard Construction Charges £204 per six months



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
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

EPC Awaited

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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