

Madison Close, Rowner,  
Gosport, Hampshire, PO13 9UL

£239,995



End Terraced House  
Cul-De-Sac Location  
Conservatory  
Driveway & Garage  
PVCu Double Glazing

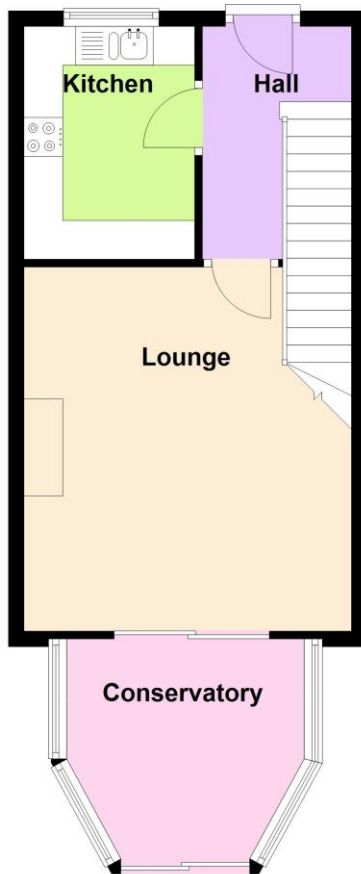
Three Bedrooms  
Lounge  
First Floor Bathroom With Window  
Rear Garden Of Sunny Aspect  
Improvement Required

**023 9258 5588**

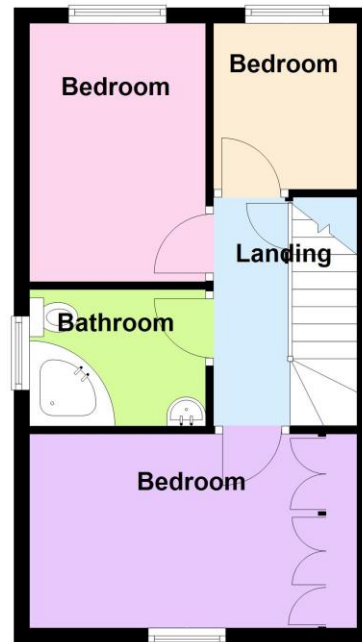
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**Ground Floor**



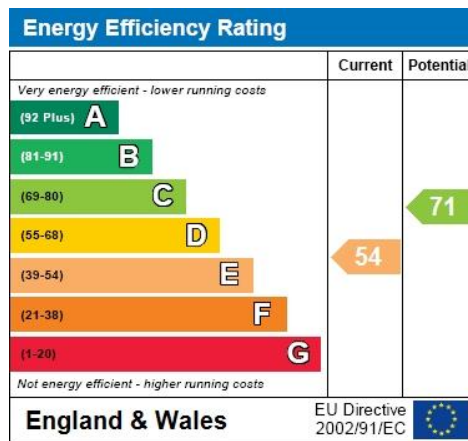
**First Floor**



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

Entrance Hall	Timber flooring, stairs to first floor, Georgian style glazed doors to lounge and kitchen.
Lounge	15'4" (4.67m) x 13'9" (4.19m) Max Narrowing to 10'5 (3.18m), Understairs cupboard, fire surround, storage heater, aluminium double glazed patio door to:
Conservatory	9'10" (3m) x 9'3" (2.82m) PVCu double glazed windows and patio door to garden., ceramic tiled floor, polycarbonate roof.
Kitchen	9'9" (2.97m) x 7'2" (2.18m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, electric cooker point, plumbing for washing machine, ceramic tiled floor, space for fridge and freezer, tiled splashbacks, PVCu double glazed window.
ON THE 1ST FLOOR	
Landing	Airing cupboard, access to loft space.
Bedroom 1	11'8" (3.56m) To Wardrobe x 8'4" (2.54m) PVCu double glazed window, fitted wardrobes.
Bedroom 2	10'11" (3.33m) x 7'4" (2.24m) PVCu double glazed window, dado rail.
Bedroom 3	7'0" (2.13m) x 6'1" (1.85m) PVCu double glazed window.
Bathroom	7'3" (2.21m) x 5'10" (1.78m) Panelled bath, pedestal hand basin, low level W.C., tiled splashbacks, towel rail, PVCu double glazed window.
OUTSIDE	
Front Garden	Laid to shingle and stone, driveway leading to:
Garage	19'6" (5.94m) x 8'4" (2.54m) Cantilever door, personal door to garden.
Rear Garden	Of sunny aspect with lawn and decking area.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Freehold.
Council Tax	Band C.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.