

Edgecombe Crescent, Rowner,
Gosport, Hampshire, PO13 9RD

£405,000



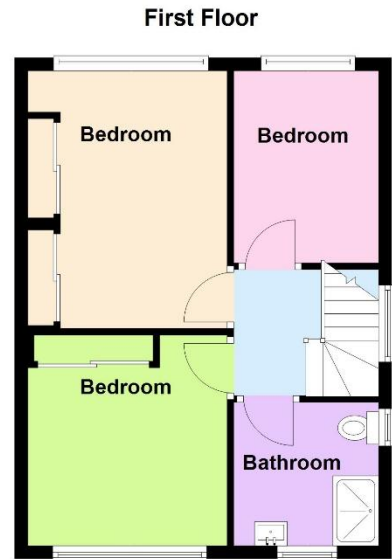
Semi Detached House
Extended Accommodation
Kitchen / Family Room
Modern Bathroom
Study & Utility Area

Four / Five Bedrooms
Good Size Lawned Garden
Separate Lounge
Ground Floor Bedroom With En-Suite
PVCu Double Glazing & Gas Central Heating

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

To view all our properties visit:
www.GosportProperty.com



**SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed window and door, double radiator, stairs to first floor.
Lounge	12'11" (3.94m) x 10'11" (3.33m) PVCu double glazed bow window, double radiator, marble fireplace with living flame gas fire.
Open Plan Kitchen / Family Room	23'4" (7.11m) x 17'7" (5.36m) 1½ bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in oven and 5 ring gas hob with cooker extractor over, space for fridge, plumbing for washing machine, timber flooring, understairs cupboard, tall standing radiator, bi-fold double glazed doors to garden, gas fire on marble hearth in burner style, PVCu double glazed lantern roof.
Side Utility	15'7" (4.75m) x 6'7" (2.01m) PVCu double glazed door and window, space for American style fridge/freezer, storage cupboard, 2 radiators, door to garage and glazed door to:
Study Area	8'7" (2.62m) x 6'7" (2.01m) Radiator, PVCu double glazed sliding patio door to garden.
Bedroom 4	10'3" (3.12m) x 8'9" (2.67m) PVCu double glazed patio door, double radiator, sink unit with cupboard under, tiled splashbacks.
En-Suite Shower	Shower cubicle, pedestal hand basin, low level W.C., radiator, ceramic tiled floor, shaver point, tiled splashbacks, extractor fan.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, access to loft space.
Bedroom 1	13'3" (4.04m) x 7'11" (2.41m) PVCu double glazed window, radiator, wall to wall wardrobe with mirror fronted sliding doors.
Bedroom 2	10'1" (3.07m) x 10'7" (3.23m) Max PVCu double glazed window, built in mirror fronted wardrobes with sliding doors, radiator.
Bedroom 3	9'10" (3m) Max x 7'3" (2.21m) PVCu double glazed window, overstairs cupboard, radiator.
Modern Shower Room	8'3" (2.51m) x 7'2" (2.18m) Double size shower cubicle with glass screen, vanity hand basin, W.C. with concealed cistern, 2 PVCu double glazed windows, tiled walls and floor, chrome heated towel rail.
OUTSIDE	
Front Garden	With lawn and shrubs, concreted hardstanding giving access to:
Storage Room	Cantilever door, power and light.

Rear Garden

Attractive patio, large lawned area, flower and shrub borders.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

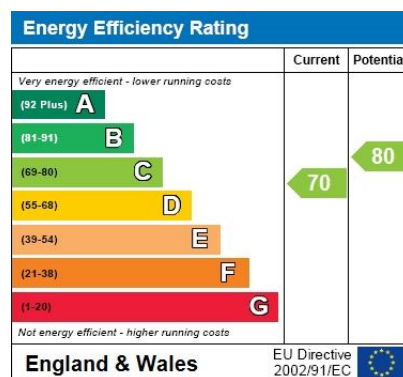
Freehold.

Council Tax

Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate available upon request

Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

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.