

Hunter Close, Rowner,
Gosport, Hampshire, PO13 9XY

OFFERS IN EXCESS
OF £225,000



Middle Terraced House
Lounge
Ground Floor Cloakroom
Parking Space To Front
Gas Central Heating

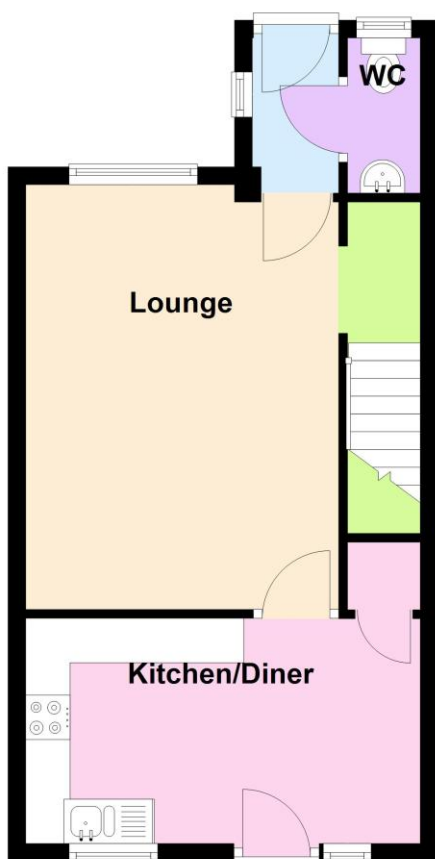
Three Bedrooms
Kitchen / Dining Room
First Floor Bathroom
Rear Garden With Timber Summer House
Cul-De-Sac Location

023 9258 5588

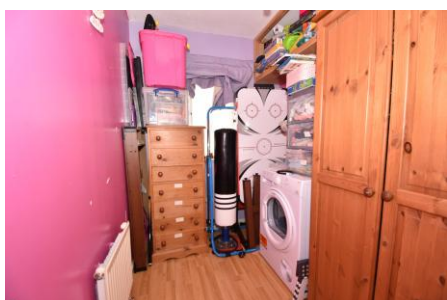
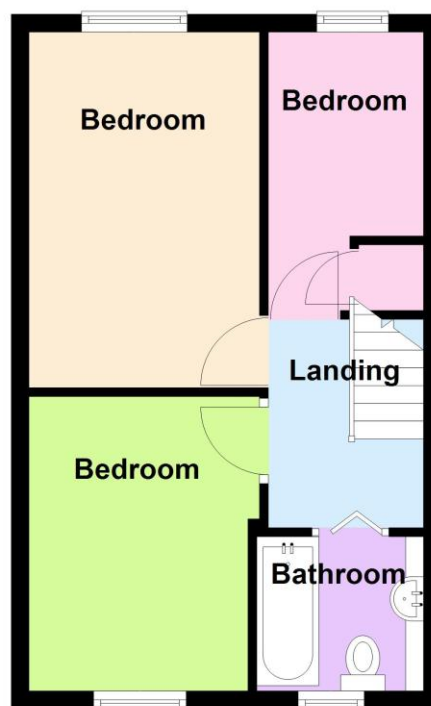
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Ground Floor

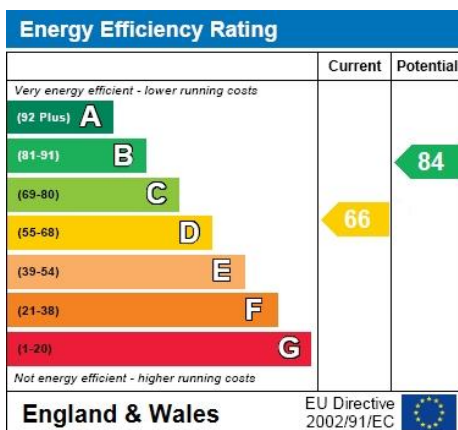


First Floor



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

Entrance Hall	PVCu double glazed front door and window, radiator.
Cloakroom	Low level WC., vanity hand basin, PVCu double glazed window, radiator, tiled splashbacks.
Lounge	14'0" (4.27m) x 11'7" (3.53m) PVCu double glazed window, double radiator, laminate flooring.
Kitchen	14'7" (4.45m) x 8'4" (2.54m) Single drainer 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob, plumbing for washing machine and dishwasher, space for fridge/freezer, understairs storage cupboard, PVCu double glazed windows and door to garden, tiled splashbacks, wall mounted gas central heating boiler concealed within cupboard.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	13'2" (4.01m) x 8'6" (2.59m) PVCu double glazed window, radiator.
Bedroom 2	11'0" (3.35m) x 8'7" (2.62m) Max PVCu double glazed window, radiator.
Bedroom 3	10'3" (3.12m) Max x 5'9" (1.75m) PVCu double glazed window, radiator, over stairs cupboard.
Bathroom	White suite of panelled bath with Mira shower over, vanity hand basin, low level W.C., PVCu double galzed window, tiled splashbacks, radiator, ceramic tiled floor, shaver point.
OUTSIDE	
Front Garden	Tarmac hardstanding, paved border.
Rear Garden	With lawn and timber summer house.
Agents Note	The property is currently owned as a part shared property, but as part of the sale, it will be staircased up to 100% and sold as a freehold property.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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:
<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.