



## Guide Price

**£220,000 - £230,000**

**252 St Nicholas Avenue**

Rowner, Gosport, Hampshire, PO13 9RR



## PROPERTY SUMMARY

This well-proportioned three-bedroom house offers a practical layout and generous living space throughout. The property features two reception rooms, a convenient downstairs WC, and three good-sized bedrooms with ample storage, while the southerly facing garden provides an ideal space for outdoor entertaining. Contact our Gosport team today – our phone lines are open until 8pm.







**PORCH**

**WC**

**ENTRANCE HALLWAY**

**LOUNGE** 14' 5" x 11' 8" (4.40m x 3.58m)

**DINING ROOM** 11' 6" x 8' 6" (3.52m x 2.61m)

**KITCHEN** 8' 11" x 8' 7" (2.72m x 2.62m)

**LANDING**

**BEDROOM ONE** 11' 0" x 11' 8" (3.37m x 3.57m)

**BEDROOM TWO** 11' 11" x 8' 11" (3.65m x 2.72m)

**BEDROOM THREE** 9' 0" x 8' 11" (2.76m x 2.73m)

**BATHROOM**

### **AGENTS NOTES**

Freehold

Estate Charge £388 PA



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 B

**VIEWINGS**  
By prior appointment only

EPC to follow

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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