

Cornwell Close, Rowner,
Gosport, Hampshire, PO13 9QL

£147,500



Middle Terraced House

Lounge

Bedroom 4 / Study

Own Garden

Three Bedrooms

Kitchen / Dining Room

First Floor Bathroom

Double Glazing

023 9258 5588

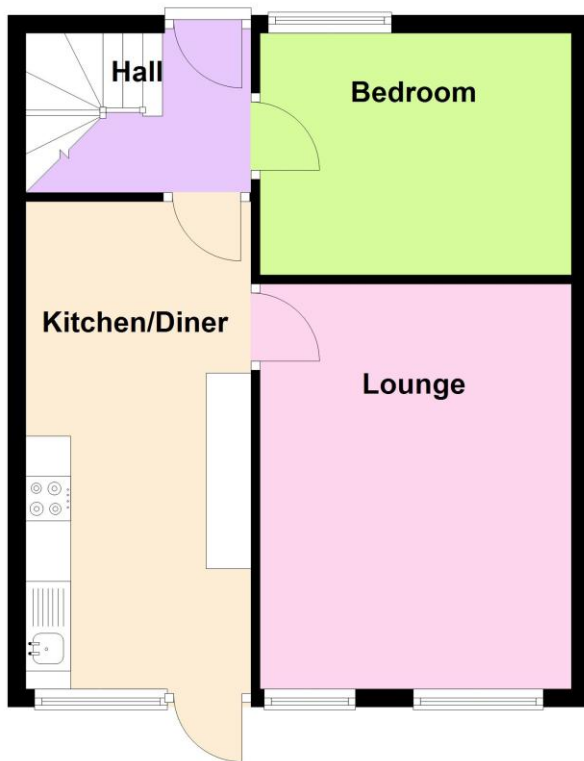
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Email: office@dimon-estate-agents.co.uk

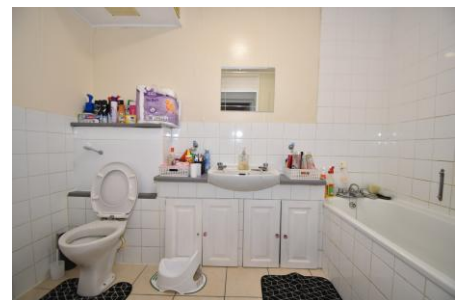
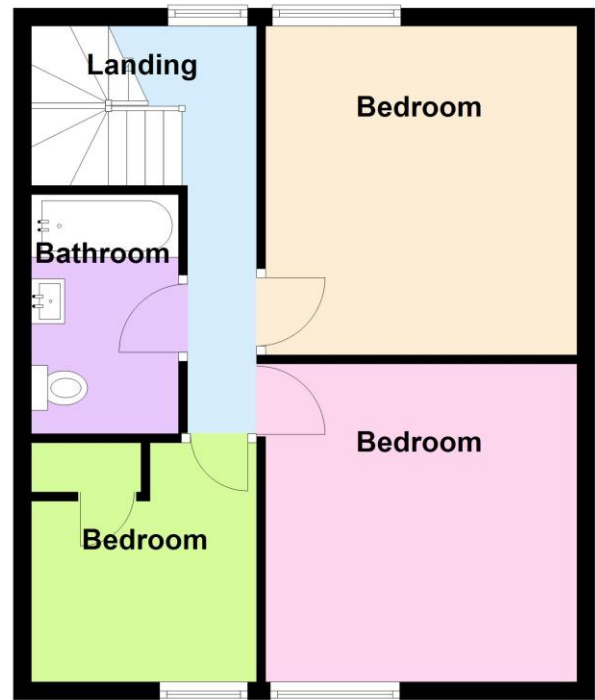
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Ground Floor



First Floor



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Entrance Hall	PVCu double glazed front door and stairs to first floor.
Bedroom 4 / Study	11'4" (3.45m) x 9'0" (2.74m) PVCu double glazed window, electric panel heater.
Kitchen / Dining Room	17'10" (5.44m) x 8'3" (2.51m) Single drainer stainless steel sink unit, base units with worksurface over, built in oven and electric hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, door to garden, tiled splashbacks, Georgian style glazed door to:
Lounge	14'9" (4.5m) x 11'4" (3.45m) PVCu double glazed windows, electric panel heater.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, storage heater.
Bedroom 1	12'1" (3.68m) x 11'5" (3.48m) PVCu double glazed window, storage heater.
Bedroom 2	11'9" (3.58m) x 11'5" (3.48m) PVCu double glazed window, storage heater.
Bedroom 3	8'5" (2.57m) x 6'10" (2.08m) Plus Recess PVCu double glazed window, electric panel heater, storage cupboard.
Bathroom	Panelled bath, hand basin with cupboards under, W.C., 1/2 tiled walls, fully tiled to bath area, extractor fan, ceramic tiled floor.
OUTSIDE	
Rear Garden	Paved with rear pedestrian gate.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Agents Note	The property is currently let at a rate of £1370 pcm and we are advised by the tenant that they have been at the property for 3 years.
Tenure	Leasehold. Balance of a 125 year lease from 1st January 1988. Current ground rent and £0 maintenance charges £1116.00 per annum. We understand the residents of Cornwell Close own a share of the freehold. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.

Agents Note

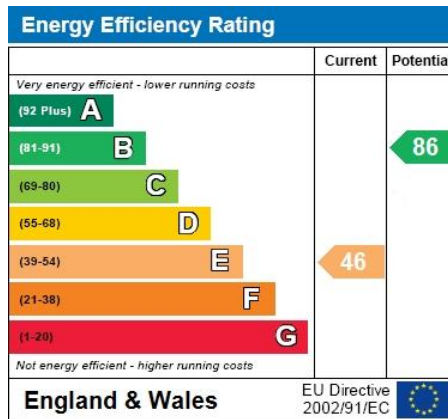
Council Tax

Property Information

This property is non traditional construction.

Band A.

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.