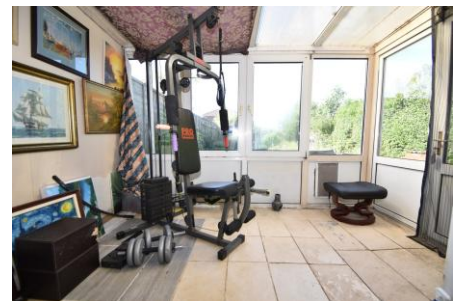


Turner Avenue, Rowner,  
Gosport, Hampshire, PO13 0BS

OFFERS IN EXCESS  
OF £269,500



Semi Detached Family Home

Lounge

Potential Off Road Parking Via Rear  
Service Road

Side & Rear Conservatories

Good Size Garden

Three Bedrooms

Kitchen / Dining Room

Gas Central Heating & PVCu Double  
Glazing

First Floor Bathroom & Separate W.C.

No Forward Chain

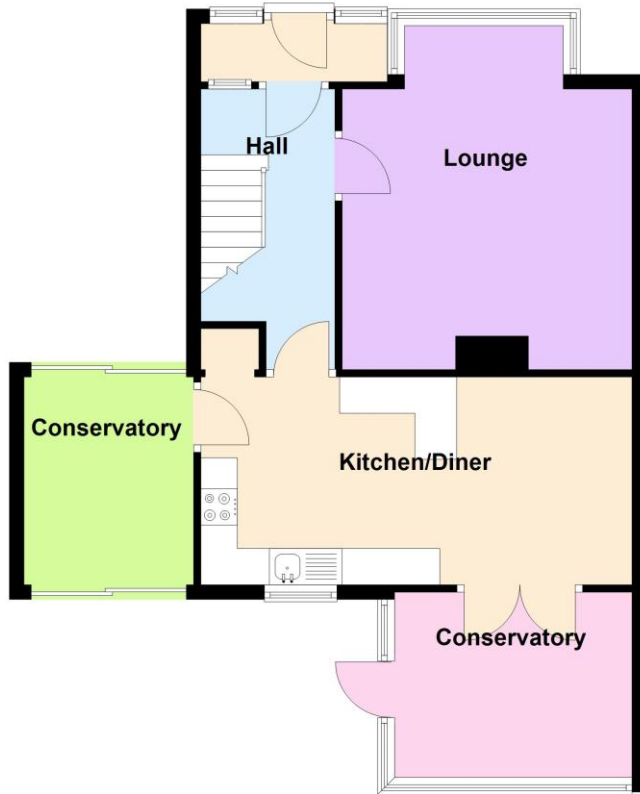
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**Ground Floor**



**First Floor**



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

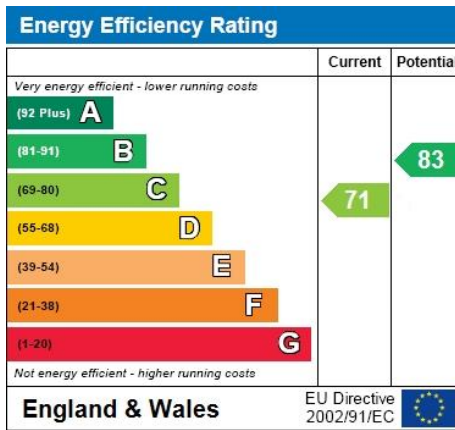
Entrance Porch	Double glazed front door, PVCu double glazed inner door to:
Entrance Hall	Laminate flooring, coved ceiling, stairs to first floor, understairs meter cupboard.
Lounge	15'3" (4.65m) Into Bay x 13'0" (3.96m) PVCu double glazed window, fireplace, coving, radiator.
Kitchen / Dining Room	19'4" (5.89m) x 9'3" (2.82m) 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 canopy over, plumbing for washing machine and dishwasher, PVCu double glazed window, coved ceiling, understairs recess with space for dryer and shelf, tiled splashbacks, space for fridge/freezer, PVCu double glazed French doors to conservatory, radiator, ceramic tiled floor, door to:
Side Conservatory	8'11" (2.72m) x 7'6" (2.29m) PVCu double glazed doors and windows, polycarbonate roof.
Rear Conservatory	10'7" (3.23m) x 8'7" (2.62m) PVCu double glazed windows and door to garden, ceramic tiled floor, polycarbonate roof.
ON THE 1ST FLOOR	
Landing	PVCu double glazed window, airing cupboard with gas central heating boiler, access to loft space, coved ceiling.
Bedroom 1	11'1" (3.38m) x 10'1" (3.07m) Plus Recess PVCu double glazed window, radiator, built in wardrobe, coved ceiling.
Bedroom 2	11'1" (3.38m) Plus Recess x 8'9" (2.67m) PVCu double glazed window, wardrobe recess, radiator.
Bedroom 3	8'11" (2.72m) x 7'9" (2.36m) PVCu double glazed window, radiator, overstairs recess with shelving.
Bathroom	Panelled bath with mixer tap and shower attachment, pedestal hand basin, PVCu double glazed window, tiled walls.
Separate W.C.	PVCu double glazed window, ½ tiled walls.
OUTSIDE	
Front Garden	With lawn.
Rear Garden	Lawn, flower and shrub borders, shed. To the back of the property is a rear service road giving the potential to create off road parking to the rear off the property, subject to any necessary local authority consent.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.

Council Tax

Property Information

Band B.

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.