

Tait Place, Rowner,  
Gosport, Hampshire, PO13 0LX

£270,000



Semi Detached House  
Large Rear Garden  
Spacious First Floor Bathroom  
PVCu Double Glazing  
Ideal Family Home

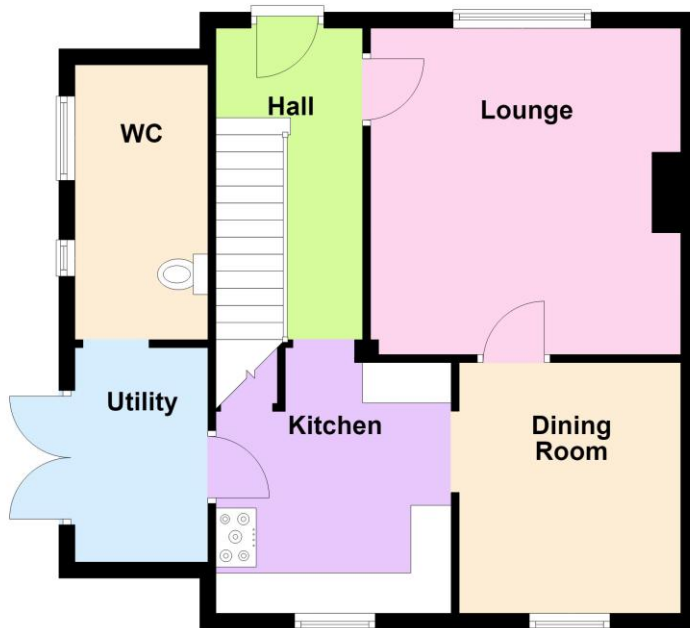
Three Bedrooms  
Two Reception Rooms  
Off Road Parking  
Gas Central Heating

**023 9258 5588**

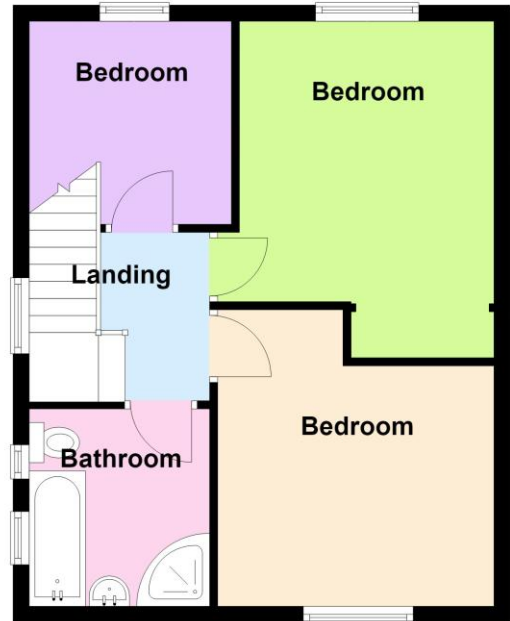
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**Ground Floor**



**First Floor**

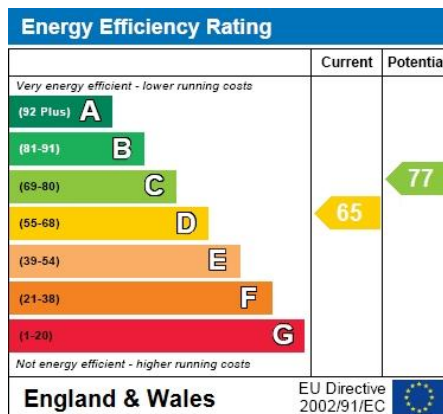


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door, radiator, stairs to first floor, understairs cupboard, timber flooring.
Kitchen	10'1" (3.07m) x 9'7" (2.92m) 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, gas cooker point, wall mounted gas central heating boiler, PVCu double glazed window, coved ceiling, ceramic tiled floor, larder cupboard, tiled splashbacks, PVCu double glazed door to:
Utility Room	8'9" (2.67m) x 4'8" (1.42m) Plumbing for washing machine, space for dryer, space for fridge/freezer, PVCu double glazed window and door to garden.
W.C / Utility	11'0" (3.35m) x 4'6" (1.37m) 2 PVCu double glazed windows, tiled floor, W.C. with concealed cistern, inset spotlights.
Lounge	13'3" (4.04m) x 12'8" (3.86m) PVCu double glazed window, radiator, laminate flooring, fireplace, coved ceiling.
Dining Room	10'2" (3.1m) x 8'11" (2.72m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	11'7" (3.53m) x 10'4" (3.15m) PVCu double glazed window, radiator, laminate flooring, cupboard recess.
Bedroom 2	11'3" (3.43m) x 10'3" (3.12m) PVCu double glazed window, radiator, laminate flooring.
Bedroom 3	8'4" (2.54m) x 8'3" (2.51m) PVCu double glazed window, radiator, cupboard recess.
Bathroom	8'0" (2.44m) x 7'5" (2.26m) Panelled bath, shower cubicle, pedestal hand basin, low level W.C., 2 PVCu double glazed windows, ceramic tiled floor, chrome heated towel rail.
OUTSIDE	
Front Garden	Concreted driveway and lawned area, side pedestrian gate to:
Rear Garden	Decking area, lawn, concrete path, timber shed.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.

## 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.