



STARTING BID  
**£147,500**  
**35 Cornwell Close**  
Rowner, Gosport, Hampshire, PO13 9QL

## PROPERTY SUMMARY

Offered to the market with no onward chain is this four bedroom mid terraced house. Accommodation comprises of an entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom. Other benefits to this property include double glazing and an enclosed rear garden. This property is currently rented and makes a fantastic but to let investment, the rental amount is £1370, please contact our Gosport team now to find out more and arrange your internal inspection.





**ENTRANCE HALLWAY**

**KITCHEN** 17' 10" x 8' 4" (5.44m x 2.55m)

**LOUNGE** 14' 9" x 11' 5" (4.52m x 3.48m)

**BEDROOM FOUR** 11' 5" x 8' 11" (3.48m x 2.72m)

**STAIRS AND LANDING**

**BEDROOM ONE** 12' 1" x 11' 4" (3.69m x 3.47m)

**BEDROOM TWO** 11' 9" x 11' 4" (3.60m x 3.47m)

**BEDROOM THREE** 8' 4" x 6' 11" (2.56m x 2.11m)

**BATHROOM**

**GARDEN**

**AGENTS NOTES** Lease Length 89 Years

Charges £266 PQ

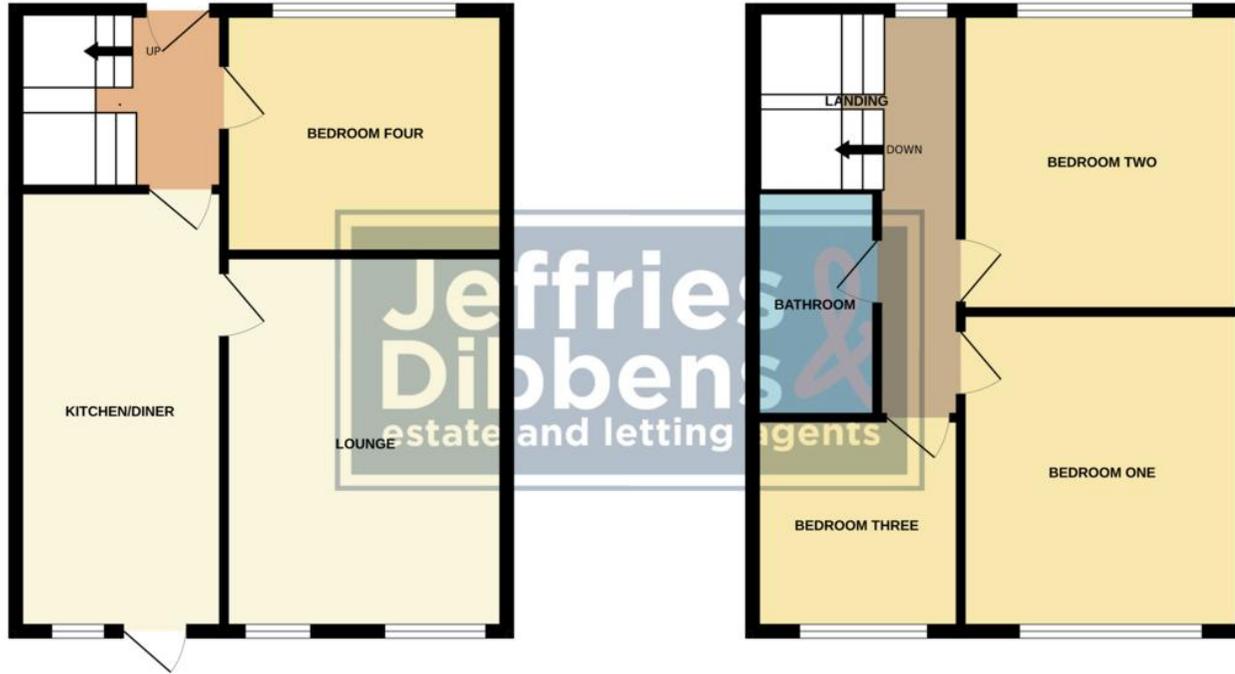
Tenant paying £1370

Non Standard Construction



GROUND FLOOR

1ST FLOOR



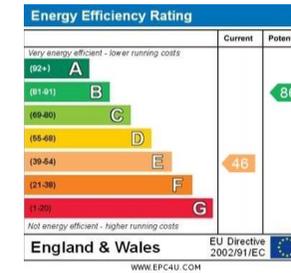
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only



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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