

Green Crescent, Rowner,
Gosport, Hampshire, PO13 0DN

£269,500



End Of Terraced House
Lounge
Double Glazed Conservatory
Detached Garage
No Forward Chain

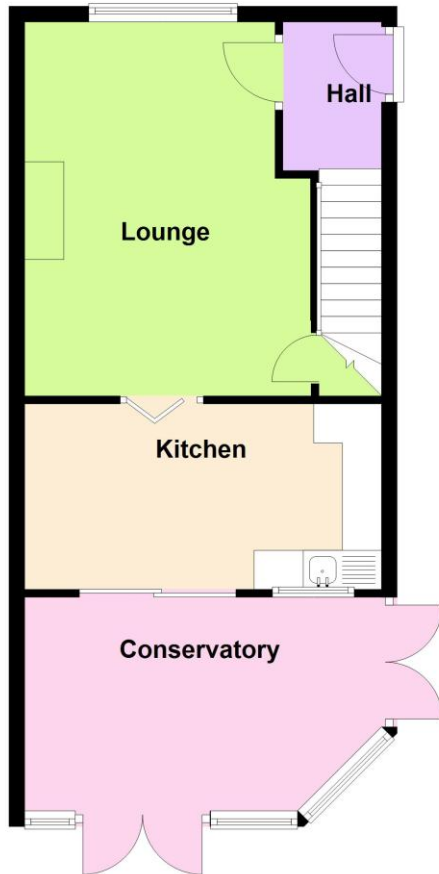
Three Bedrooms
Kitchen / Dining Room
First Floor Shower Room
Gas Central Heating

023 9258 5588

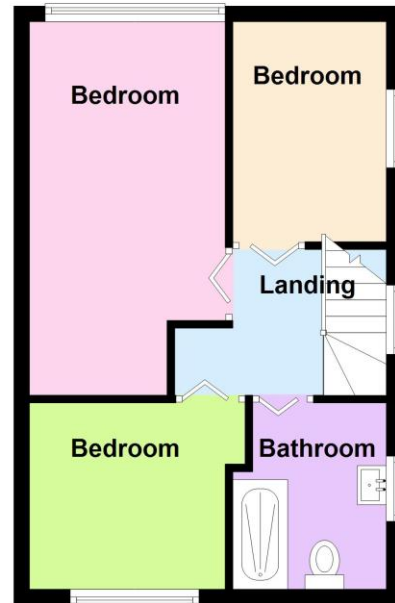
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Ground Floor



First Floor



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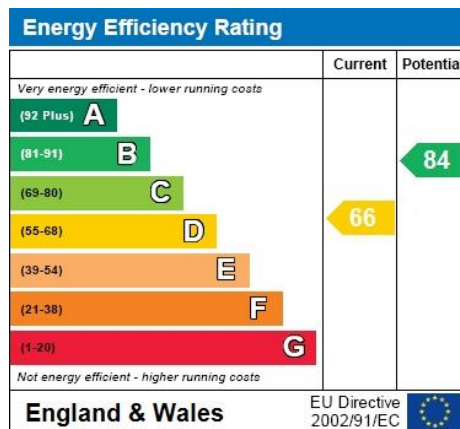
Entrance Hall	PVCu double glazed front door and window, Baxi Brazilia wall gas heater, stairs to first floor, Georgian style glazed door to:
Lounge	15'8" (4.78m) x 11'11" (3.63m) narrowing to 10'6" (3.2m), PVCu double glazed bow window, fire surround with tiled inset and marble hearth, understairs cupboard, radiator, coved ceiling.
Kitchen / Dining Room	14'11" (4.55m) x 7'9" (2.36m) Single drainer stainless steel sink unit, wall and base units with worksurface over, space for cooker and fridge/freezer, plumbing for washing machine, tiled splashbacks, PVCu double glazed window, radiator, sliding Georgian glazed French doors to conservatory.
Conservatory	15'4" (4.67m) x 9'0" (2.74m) Hardwood conservatory with double glazed windows, polycarbonate roof, radiator, 2 sets of French doors.
ON THE 1ST FLOOR	
Landing	Coved ceiling.
Bedroom 1	15'7" (4.75m) x 8'4" (2.54m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	8'3" (2.51m) x 8'4" (2.54m) Plus Recess PVCu double glazed window, radiator, coved ceiling.
Bedroom 3	9'2" (2.79m) x 6'5" (1.96m) PVCu double glazed window, coved ceiling, cupboard with wall mounted gas central heating boiler.
Shower Room	7'6" (2.29m) x 6'3" (1.91m) Max Shower cubicle with glass screen, W.C., vanity hand basin with cupboard under, chrome heated towel rail, PVCu double glazed window, tiled walls, ceramic tiled floor, aqua panel splashbacks to shower area, access to loft space.
OUTSIDE	
Front Garden	Lawn and borders, side gate to:
Timber Shed	8'11" (2.72m) x 6'8" (2.03m) Door either end.
Rear Garden	Paved patio, lawn and flower borders, pergola to side of garage with potting shed and rear iron gate to rear service road.
Garage	18'5" (5.61m) x 12'6" (3.81m) Electric roller door, power and light, aluminium double door to garden.
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.