

Ashdown, Rowner, Gosport, Hampshire, PO13 0DF

£249,995



Semi Detached House

Twin Aspect Lounge

Study / Bedroom Four

Updating and Improvement Required

No Forward Chain

Three / Four Bedrooms

Kitchen / Breakfast Room

Driveway And Garage

Cul-De-Sac Location

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:

[www.GosportProperty.com](http://www.GosportProperty.com)

### Ground Floor



### First Floor



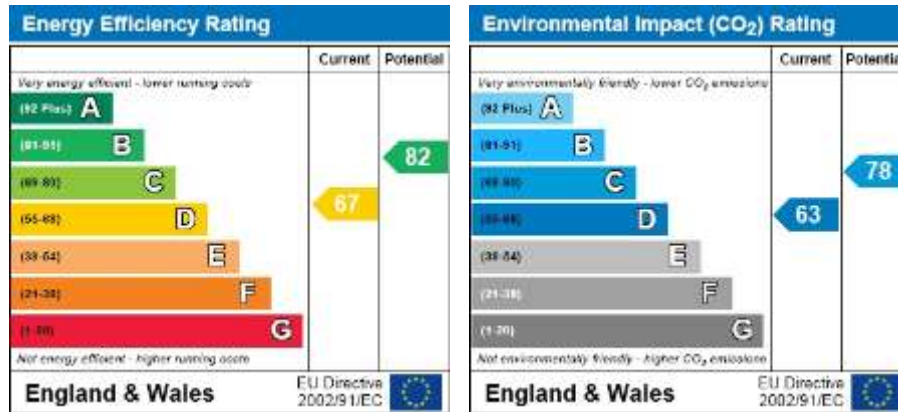
**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 49 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	20'2" (6.15m) x 5'11" (1.8m) Hardwood front door, meter cupboard, double radiator, coved ceiling, stairs to 1st floor.
Lounge	23'2" (7.06m) x 10'10" (3.3m) A twin aspect room with double and single radiator, laminate flooring, stone fireplace with gas fire.
Kitchen/Breakfast Room	13'4" (4.06m) x 9'11" (3.02m) Narrowing To 6'11" (2.11m) 1½ Bowl stainless steel sink unit, wall and base cupboards with worksurface over, wall mounted gas central heating boiler, electric cooker point, space for fridge/freezer, radiator, larder cupboard, door to:
Utility Room	9'1" (2.77m) x 6'0" (1.83m) 2 PVCu double glazed windows, aluminium door to garden, door to garage.
Study/Bedroom 4	12'11" (3.94m) x 6'11" (2.11m) Coved ceiling, radiator, laminate flooring.
<b>ON THE 1ST FLOOR</b>	
Landing	
Bedroom 1	15'1" (4.6m) x 10'1" (3.07m) Max, Narrowing To 6'11" (2.11m) With windows on twin aspect, radiator, built-in wardrobe, access to eaves storage area.
Bedroom 2	10'0" (3.05m) x 8'10" (2.69m) Built-in wardrobe, radiator.
Bedroom 3	10'11" (3.33m) Into Wardrobes x 6'7" (2.01m) Radiator, laminate flooring, access to eaves cupboard.
Bathroom	Panelled bath, hand basin, WC, heated towel rail, access to loft space.
<b>OUTSIDE</b>	
Front Garden	With brick wall and iron gates, lawn, block paved driveway, side pedestrian access to rear garden.
Garage	18'5" (5.61m) x 9'0" (2.74m) With cantilever door, PVCu double glazed window to side.
Rear Garden	With concreted patio, steps to lawn with shrub borders.



## Directions

From the A32 by Fort Brockhurst proceed along Rowner Road towards Lee On The Solent and Stubbington. At the roundabout take the 2nd exit into the continuation of Rowner Road then immediately proceed into the right hand filter lane crossing Rowner Road into Tichbourne Way, proceed to the end turning right at the T junction and 1st right again into Ashdown. At the T junction turn right, where the property will be found shortly on the left hand side.



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.