

Magennis Close, Rowner,
Gosport, Hampshire, PO13 9XL

£218,000



Middle Terraced House

Lounge

Conservatory

Rear Garden Of Sunny Aspect

Gas Central Heating

Two Bedrooms

Kitchen / Dining Room

Car Hardstanding To Front

PVCu Double Glazing

Cul-De-Sac Location

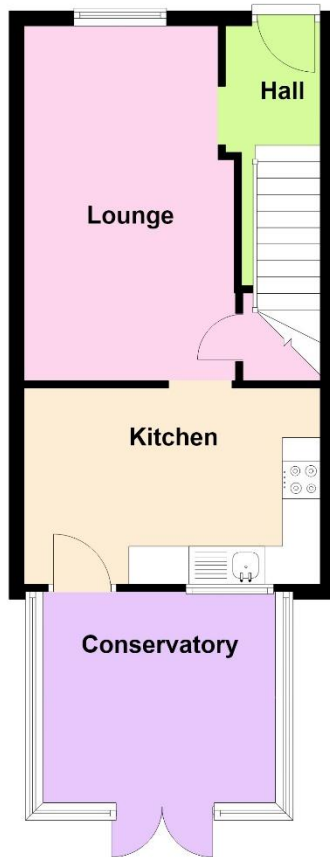
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Ground Floor



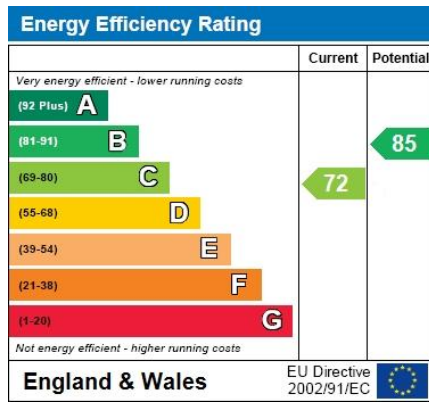
First Floor



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

Entrance Hall	PVCu double glazed front door, radiator, coved ceiling, stairs to first floor.
Lounge	15'3" (4.65m) x 9'5" (2.87m) PVCu double glazed window, double radiator, coved ceiling, understairs cupboard.
Kitchen / Dining Room	12'8" (3.86m) x 8'5" (2.57m) Ceramic sink unit, wall and base units with worksurface over, space for fridge/freezer, plumbing for washing machine, radiator, tiled splashbacks, wall mounted gas central heating boiler, coved ceiling, PVCu double glazed window and door to:
Conservatory	9'9" (2.97m) x 9'1" (2.77m) PVCu double glazed window and French doors to garden, radiator, polycarbonate roof, ceramic tiled floor.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	10'8" (3.25m) x 9'2" (2.79m) PVCu double glazed window, radiator, built in double cupboard.
Bedroom 2	12'8" (3.86m) x 8'2" (2.49m) PVCu double glazed window, radiator, built in cupboard.
Shower Room	Shower cubicle, pedestal hand basin, low level W.C., tiled walls, extractor fan, chrome heated towel rail.
OUTSIDE	
Front	Tarmac hardstanding.
Rear Garden	Of sunny aspect and paved for low maintenance with flower borders.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band C.
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.