



Rowner Lane, Gosport, PO13 0ES

welcome to

Rowner Lane, Gosport

Show Home Standard! Fully Renovated Detached Home with 4 Double Bedrooms, Garage & Extensive Parking.

Entrance Porch

Hallway

W C

Lounge

21' 1" max x 11' 5" max (6.43m max x 3.48m max)

Dining Room

21' 10" max x 9' 11" max (6.65m max x 3.02m max)

Kitchen

12' 6" max x 11' max (3.81m max x 3.35m max)

Annex/Bedroom 4

14' 1" max x 10' 10" max (4.29m max x 3.30m max)

En-Suite

On The First Floor

Bedroom 1

21' 2" max x 10' max (6.45m max x 3.05m max)

Bedroom 2

11' 2" max x 10' 11" max (3.40m max x 3.33m max)

Bedroom 3

10' 7" max x 9' 9" max (3.23m max x 2.97m max)

Four Piece Bathroom

Detached Garage

Generous Sized Driveway

Wrap Around Enclosed Gardens

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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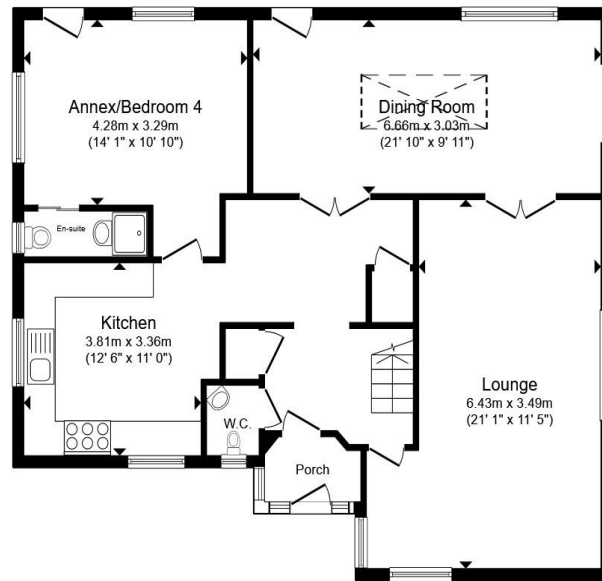
- Guide Price £499,950 - £520,000
- Fully Renovated & Imposing Detached Family Home
- Brand New Fitted Kitchen With Appliances
- Three Double Bedrooms on 1st Floor
- Ground Floor Double Bedroom With Shower & WC

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£499,950



Ground Floor



First Floor

Total floor area 160.9 m² (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
GOS113604 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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