



Appointment Date

Time

Owners Name

Mizen Way, Rowner, Gosport, PO13 9XQ

£129,000



- Middle Terraced House
- Lounge
- First Floor Bathroom With White Suite
- Gas Central Heating
- Low Maintenance Rear Garden
- Two Bedrooms
- Kitchen
- PVCu Double Glazing
- 2 Allocated Parking Spaces
- Cul De Sac Location

023 9258 5588

6 Stokesway, Stoke Road, Gosport,
Hampshire, PO12 1PE
Email: office@dimon-estate-agents.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	79
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	77
	EU Directive 2002/91/EC		

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. Intending purchasers should not rely upon them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The seller does not make or give any representation or warranty in respect of the property nor do we have authority to do so. All fixtures and fittings unless otherwise stated are not included in the sale. We have not tested any apparatus, equipment, fittings or services and no warranty can be given as to their condition. All measurements are approximate.

ENTRANCE PORCH	PVCu double glazed front door, wooden floor, single radiator, set and coved ceiling, stairs to first floor.
LOUNGE	12`9 (3.89m) x 11`10 (3.61m), Aluminium double glazed patio door, PVCu double glazed window, 2 single radiators, understairs storage cupboard, wooden flooring, set and coved ceiling.
KITCHEN	8`9 (2.67m) x 6`2 (1.88m), Single drainer stainless steel sink unit, wall and base units with worksurface over, built-in oven and 4 ring hob with cooker hood over, space for fridge/freezer, wall mounted gas central heating boiler, tiled splashbacks, set ceiling, PVCu double glazed window, plumbing for washing machine, single radiator.
ON THE FIRST FLOOR	
LANDING	Access to loft space, set and coved ceiling, storage cupboard.
BEDROOM 1	12`9 (3.89m) Into Recess x 8`5 (2.57m), PVCu double glazed window, single radiator, built-in cupboard, set and coved ceiling, shelved recess.
BEDROOM 2	9`7 (2.92m) x 6`3 (1.9m), PVCu double glazed window, single radiator, set and coved ceiling.
BATHROOM	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, single radiator, extractor fan, set ceiling, wooden flooring, light and shaver point.
OUTSIDE	FRONT GARDEN concreted and gravelled area, outside store cupboard, paved area. 2 ALLOCATED PARKING SPACES to the front of the property. REAR GARDEN small patio, laid to gravel, additional patio area to the rear of the garden, timber garden shed, rowing boat water feature.

VIEWING

Strictly by appointment through Dimon Estate Agents
Telephone 023 9258 7521

Directions: From our office proceed out of Gosport along Stoke Road and into the one-way system. Follow the road as it forks to the left into Bury Road and proceed through the traffic lights to the roundabout by the Cocked Hat Public House. Take the 2nd exit into Portsmouth Road and at the following roundabout 2nd exit into Grange Road. Approx 1/2 way along Grange Road turn left into Ensign Drive and right into Mizen Way where the property will be found almost directly ahead.

Ref: 1215/15097

