



Appointment Date

Time

Owners Name

Row Wood Lane, Peel Common, PO13 0HB

£194,995



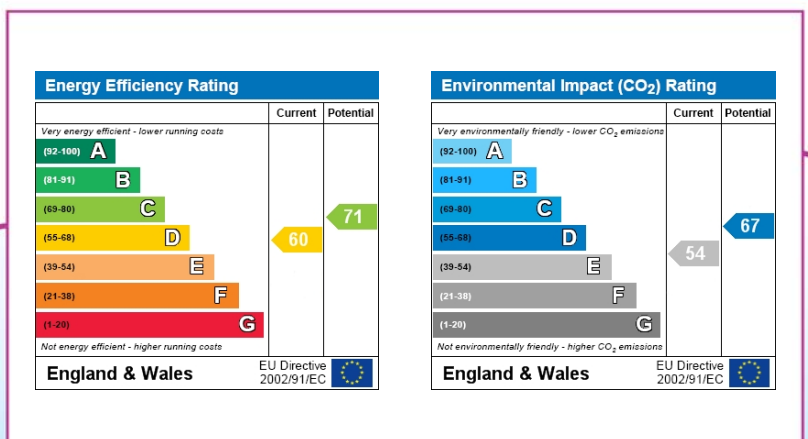
- Detached Bungalow
- L Shaped Lounge/Dining Room
- PVCu Double Glazing
- Garage In Block Nearby
- Three Bedrooms
- Bathroom With Window
- Gas Central Heating
- No Forward Chain

023 9258 5588

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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 and window, radiator, meter cupboard, textured and coved ceiling, glazed door to:
LOUNGE/DINING ROOM	17`0 (5.18m) x 20`0 (6.1m) narrowing to 11`2 (3.4m) L Shaped, PVCu double glazed window, 2 radiators, brick fireplace and adjoining plinths, gas fire, aluminium double glazed patio door.
KITCHEN	8`6 (2.59m) x 8`1 (2.46m), 1½ bowl sink unit, wall and base units with worksurface over, built-in oven and 4 ring gas hob with cooker hood over, plumbing for washing machine, space for fridge, washing machine and fridge to remain, PVCu double glazed window, tiled splashbacks, textured ceiling.
INNER HALL	Access to loft space, cupboard housing wall mounted gas central heating boiler.
BEDROOM 1	12`0 (3.66m) x 8`6 (2.59m), PVCu double glazed bow window, single radiator, built-in cupboard and bed recess with cupboards over, 2 wall lights, textured and coved ceiling.
BEDROOM 2	11`11 (3.63m) x 11`0 (3.35m), PVCu double glazed window, built-in cupboard, radiator, textured and coved ceiling.
BEDROOM 3	8`5 (2.57m) x 8`1 (2.46m), PVCu double glazed window, radiator, built-in double cupboard, textured and coved ceiling.
BATHROOM	Coloured suite of panelled bath with shower over, pedestal hand basin, low level W.C., PVCu double glazed window, single radiator, textured and coved ceiling, extractor fan.
OUTSIDE	COMMUNAL LANDSCAPED FRONT GARDEN iron pedestrian gate with access to: REAR GARDEN with lawn, patio and flower borders, pedestrian side gate, additional patio area. GARAGE located in block nearby.

TENURE

Leasehold. We understand there is a ground rent of £7 per annum and a service charge for £435 per annum towards the upkeep of the communal landscaped gardens.

VIEWING

Strictly by appointment through Dimon Estate Agents
Telephone 023 9258 7521

Directions: From the A32 and the double set of roundabouts by Fort Brockhurst proceed along Rowner Road towards Lee on Solent and Stubbington. Proceed straight ahead at the 1st and 2nd roundabouts and at the traffic lights turn right into Carisbrook Road. Take the 3rd turning left into Row Wood Lane where the property will be found on the right hand side just before the road forks to the left.

Ref: 1367/15067

