



**Kings Road, Cowplain Waterlooville PO8 8UT**

**welcome to**

## **Kings Road, Cowplain Waterlooville**

Extended semi detached house offering lounge/diner, kitchen/breakfast room and cloakroom to the downstairs, with three bedrooms and the family bathrooms to the first floor. Other benefits include and garage and off road parking.

### **Entrance Porch**

Via double glazed door with double glazed windows to side and front.

### **Hallway**

20' 1" x 7' 1" ( 6.12m x 2.16m )

Door to cloakroom. Doorway through to kitchen/breakfast room, door to diner and stairs leading to first floor.

### **Cloakroom**

Double glazed window to side aspect. Low level WC and corner vanity unit.

### **Kitchen/Breakfast Room**

20' 1" x 7' 11" ( 6.12m x 2.41m )

Double glazed window to front aspect. Range of cupboards and drawers, one and a half bowl sink unit with mixer tap over. Built-in microwave, space for washing machine, dishwasher, American style fridge/freezer. Space for range style cooker, radiator. Door to diner.

### **Diner**

15' 5" x 12' 1" ( 4.70m x 3.68m )

High level double glazed window to side aspect. Radiator.

### **Lounge**

15' 5" x 9' 2" ( 4.70m x 2.79m )

Double glazed windows to rear aspect. Double glazed double doors leading to rear garden. High level double glazed window to side aspect. Radiator.

### **First Floor Landing**

Airing cupboard and doors to all rooms.

### **Bedroom One**

13' 9" x 9' 8" ( 4.19m x 2.95m )

Double glazed window to rear aspect. Built-in wardrobes, radiator.

### **Bedroom Two**

10' 9" x 9' 6" ( 3.28m x 2.90m )

Double glazed window to front aspect. Built-in cupboards and walk-in wardrobe, radiator.

### **Bedroom Three**

10' 9" x 6' 10" ( 3.28m x 2.08m )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

8' 10" x 5' 8" ( 2.69m x 1.73m )

Double glazed windows to front and side aspects. Shaped bath with shower over, low level WC and pedestal wash hand basin. Radiator.

### **Outside**

#### **Front Garden**

Driveway leading to garage at the rear and providing off road parking. Laid to patio and lawn with pathway leading to front door.

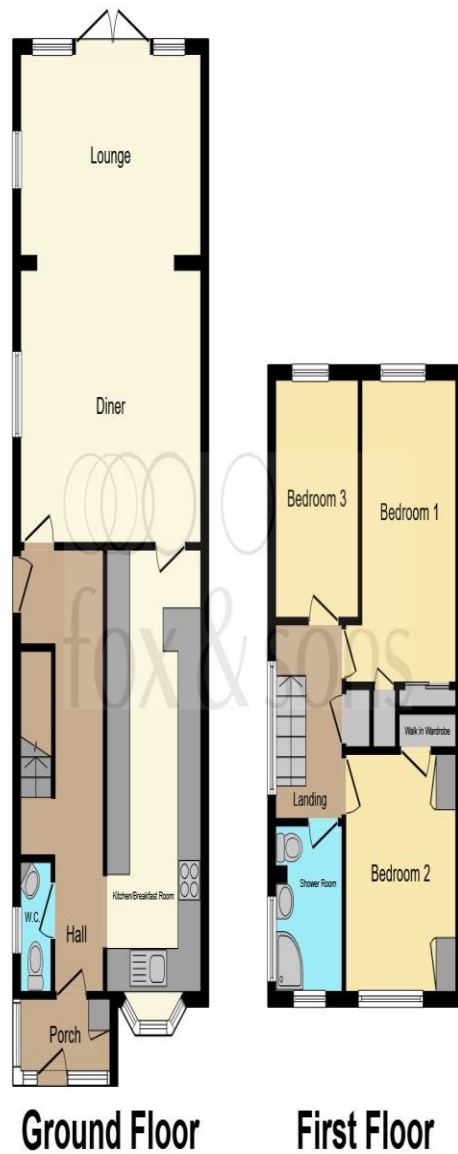
#### **Rear Garden**

Laid to patio and lawn with flower and shrub borders and pathway. Garden shed. Door to the rear giving access to the garage.

### **Garage**

Single garage with up and over door, power and light. Access to rear garden.





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.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Kings Road,**  
**Cowplain Waterlooville**

- Extended Semi Detached House
- Three Bedrooms
- Lounge / Diner
- Kitchen / Breakfast Room
- First Floor Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£365,000**



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