



58 London Road, Cowplain, Hampshire, PO8 8EN

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band D
- Detached Family Home In A Popular Location
- Three Bedrooms
- Lounge Inc Dining Area
- Enclosed Rear Garden & Garage
- £410,000

A three bedroom detached family home set on a corner plot and within close proximity to local amenities, bus routes, commutable road links and catchment for local schools (subject to confirmation). The accommodation comprises; hallway, 18' living room incorporating dining area, kitchen including some appliances and conservatory on the ground floor with three bedrooms and a family bathroom on the first floor. Offered with no forward chain, gas fired central heating, double glazing, off road car parking, garage and an enclosed rear garden, early internal viewing is strongly recommended.

TO FIND THE PROPERTY: From Waterloooville travel along the A3 London Road in a northerly direction passing The Queens Enclosure on the right hand side where No.58 can be found on the corner of Milbeck Close and London Road on the right hand side.

ENTRANCE: Accessible from Millbeck Close is a brick paviour pathway leading to main front door, side pedestrian gate and lawned front garden, low brick retaining wall to the front and side of the property, covered entrance with PVCu front door with double glazed panels, leading to:



HALLWAY: Radiator, mirror with shelf, balustrade staircase rising to first floor, understairs storage cupboard housing gas and electric meters, double glazed door with window to one side leading to conservatory, central heating thermostat switch, doors to primary rooms.

LIVING ROOM: 18'8" maximum x 18'7" Double glazed bow bay window to front aspect overlooking garden, high level double glazed window to side, three radiators, serving hatch to kitchen, gas log effect fire with wooden surround (not tested), chrome fronted power points, textured ceiling with coving, wall uplighters, dimmer switch.

KITCHEN: 12'4" x 7'10" Range of matching wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboard space under, space and plumbing for washing machine and dishwasher, inset four ring gas hob with oven under and extractor hood, fan and light over, ceramic tiled surrounds, low level breakfast bar with radiator under, display rack, twin louvre serving hatch doors to living room, chrome fronted power points, double glazed window to rear aspect overlooking conservatory, corner display shelving, glazed panelled door, space for free standing fridge/freezer, wall mounted boiler supplying domestic hot water and central heating (not tested).

SUN LOUNGE/ CONSERVATORY: 17'4" x 7'7" Wood laminate flooring, full height double glazed windows with sliding patio door leading to rear garden, polycarbonate glazed roof, radiator, power points, wall light.

FIRST FLOOR LANDING: Double glazed window to side aspect, doors to primary rooms, access to loft space, textured ceiling with coving, built-in airing cupboard housing hot water cylinder.

BEDROOM 1: 13'0" x 11'1" Textured ceiling with coving, ceiling spotlights, double glazed window to front aspect, radiator with shelf over, panelled door, power points.

BEDROOM 3: 12'2" x 7'1" Dual aspect double glazed windows to front and side. Radiator, textured ceiling with coving, panelled door, power points.

BEDROOM 2: 11'7" x 8'6" Double glazed window to rear aspect overlooking garden, textured ceiling with coving, radiator, power points, dimmer switch.

BATHROOM: White suite comprising; double ended panelled bath with central mixer tap with 'Mira' shower over and folding shower screen, pedestal wash hand basin and low level w.c, fully ceramic tiled to walls and floor, textured ceiling with spotlights, chrome heated towel rail, mirror with pelmet lighting over, double glazed frosted glass window to rear aspect, shaver point.

OUTSIDE: To the front of the property there is a lawned garden with low brick retaining wall, mature shrubs, evergreens and bushes, to the left hand side of the property there is a further lawned area with retaining wall, pathway and access to main front door, gateway leading to rear garden. The rear garden is laid to lawn with shrub borders and fence panelling to either side, brick retaining wall to rear, stepping stone pathway leading to garage with twin pedestrian doors.

GARAGE: Up and over door, twin pedestrian doors leading to garden, hardstanding for one car in front of garage, external light.

AGENTS NOTES:

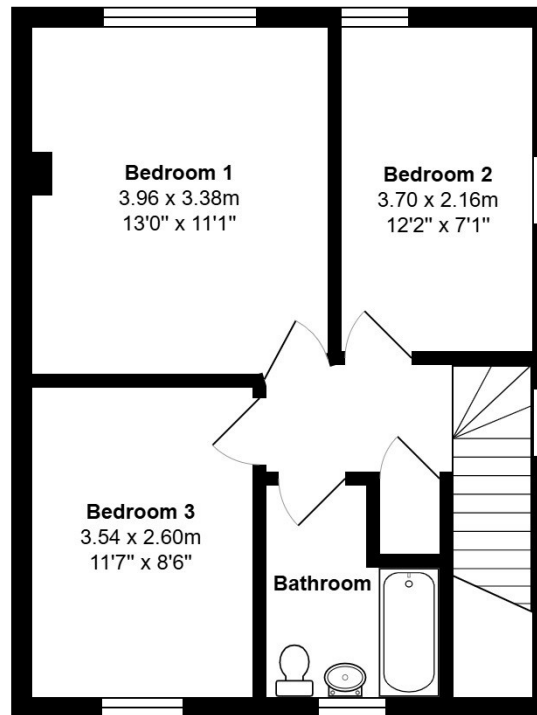
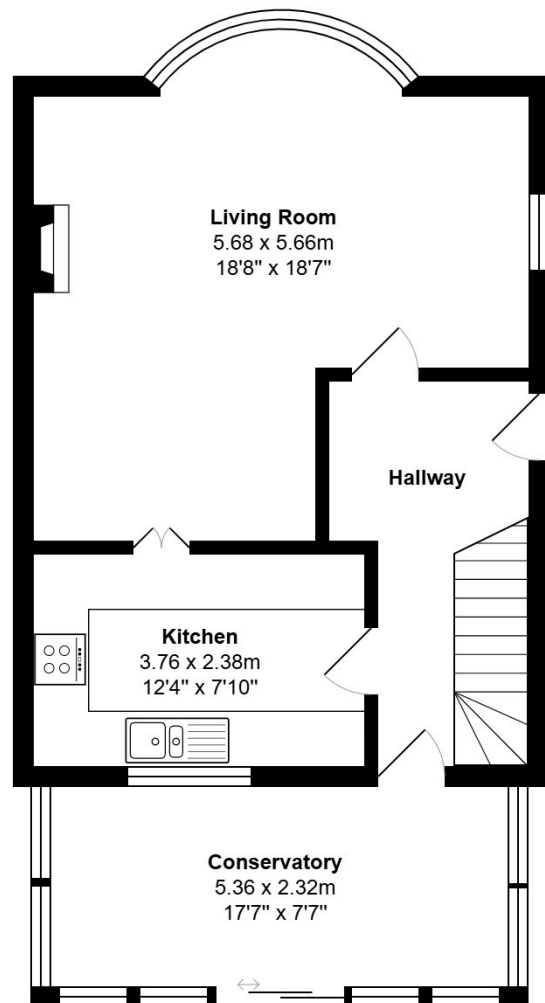
Council Tax Band D - Havant Borough Council

Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](#)

Flood Risk – Refer to -

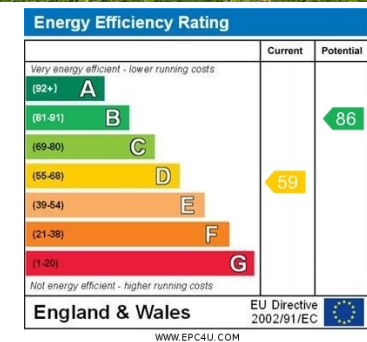
[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](#)





Total Area: 101.8 m² ... 1096 ft²

All measurements are approximate and for display purposes only



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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