



£305,000

Sutton Close

Cowplain, PO8 8QQ

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac we are delighted to offer for sale this 3 bedroom semi detached older style property in Sutton Close, Cowplain. The property is offered for sale with no forward chain and internal viewings are very strongly advised. The property does require updating but offers a perfect opportunity to be improved and extended further. The property has a number of benefits including 3 first floor bedrooms, family bathroom suite, large lounge/diner and a fitted kitchen. Externally there is a good sized and private rear garden and a garage with own driveway. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Window and door to front aspect, radiator, stairs to first floor, door to:

LOUNGE/DINER 21' 11" x 12' 6" (6.68m x 3.81m) Windows to front, side and rear aspects, 2 radiators.

KITCHEN 13' 05" x 9' 01" (4.09m x 2.77m) Window and door to rear aspect, cupboards, units and work surfaces with inset sink unit, gas cooker point with extractor over, plumbing for washing machine, space for fridge and freezer, large cupboard.

FIRST FLOOR Landing - Access to loft, doors to:

BEDROOM 1 11' 08" x 9' 03" (3.56m x 2.82m) Window to front aspect, radiator.

BEDROOM 2 10' 11" x 9' 11" (3.33m x 3.02m) Window to rear aspect, radiator.

BEDROOM 3 9' x 7' (2.74m x 2.13m) Window to front aspect, radiator, cupboard housing boiler.

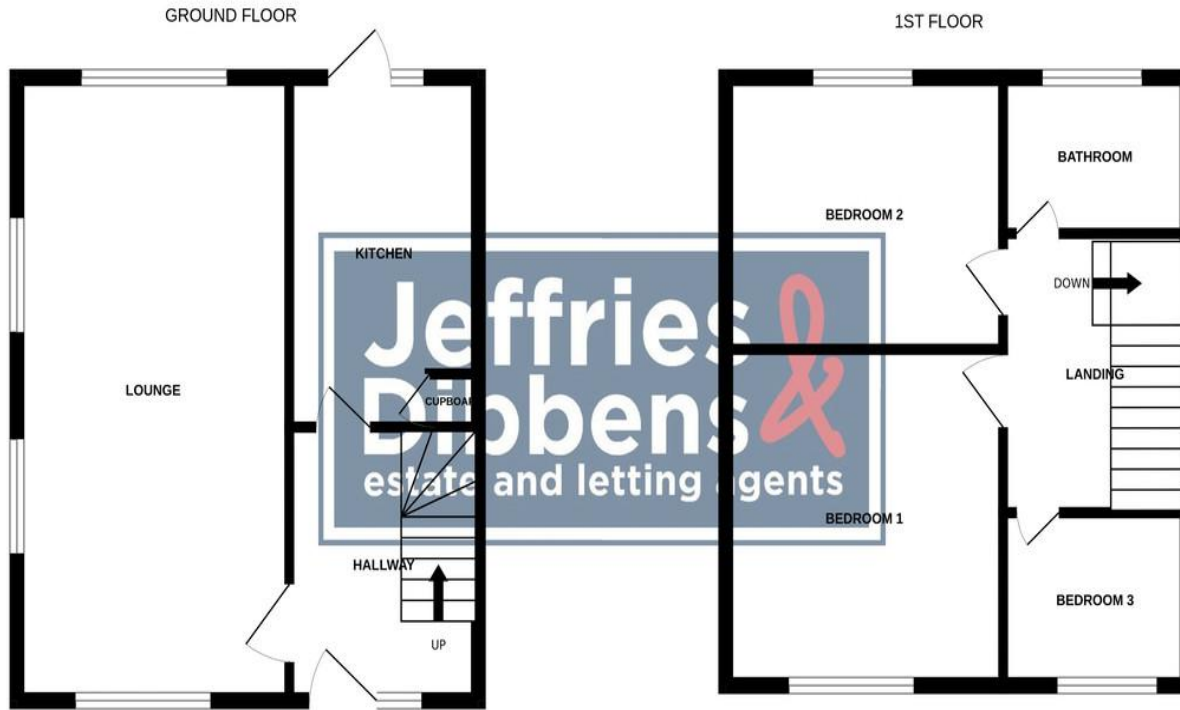
BATHROOM Window to rear aspect, radiator, panelled bath with shower over, hand wash basin, WC, tiled surround.

OUTSIDE Front - Small front garden with own driveway leading to:

GARAGE Up and over door.

REAR GARDEN Mostly laid to lawn and a good size, patio area, side access, outside tap, shed.





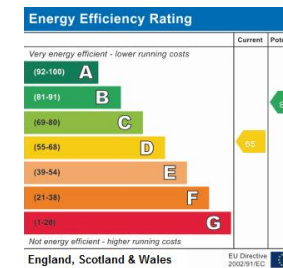
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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