



**OIEO £350,000**  
**Silvester Road**  
Cowplain, PO8 8TL



## PROPERTY SUMMARY

Boasting a non-estate location and just a short distance from local shops, amenities and protected woodlands we are delighted to offer for sale this spacious 3 bedroom semi detached bungalow in Silvester Road. The property is offered with vacant possession and internal viewings are essential to fully appreciate all this impressive property has to offer. The property boasts 3 bedrooms arranged over 2 floors with en-suite facilities to the second floor bedroom, large lounge/diner, 4 piece bathroom suite, conservatory and a fitted kitchen/breakfast room. Externally there is a very well maintained and private rear garden, a good sized front garden which provides off road parking and a garage. Contact Jeffries & Dibbens as sole agents to arrange your viewing today!







**ENTRANCE PORCH** Windows to front and side, door to:

**ENTRANCE HALL** Radiator, stairs to first floor, doors to:

**BEDROOM 1** 13' 09" x 12' (4.19m x 3.66m) Bay window to front aspect, radiator, extensive range of fitted wardrobes, dresser units and bedroom furniture.

**BEDROOM 3** 10' 10" x 6' 11" (3.3m x 2.11m) Window to side aspect, radiator, built in storage cupboard, airing cupboard housing boiler.

**BATHROOM** 7' 06" x 6' 09" (2.29m x 2.06m) Window to side aspect, radiator, shower cubicle, panelled bath, hand wash basin and WC with vanity surround and cupboards under, fully tiled.

**LOUNGE/DINER** 25' 11" x 11' 10" max (7.9m x 3.61m) Window to front aspect, sliding doors to rear, 2 radiators, fire with surround.

**CONSERVATORY** 11' 07" x 9' 03" (3.53m x 2.82m) Windows to side and rear, double doors to garden, radiator, light and power.

**KITCHEN/BREAKFAST ROOM** 16' 02" x 9' 09" (4.93m x 2.97m) Windows to side and rear aspects, door to rear garden, storage cupboard, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, integrated oven, hob, extractor and dishwasher, space for washing machine, tumble dryer and fridge freezer, breakfast bar, access to loft.

**FIRST FLOOR** Access to:

**BEDROOM 2** 14' 01" max x 12' 04" max (4.29m x 3.76m) Window to rear aspect, radiator, eaves storage, door to:

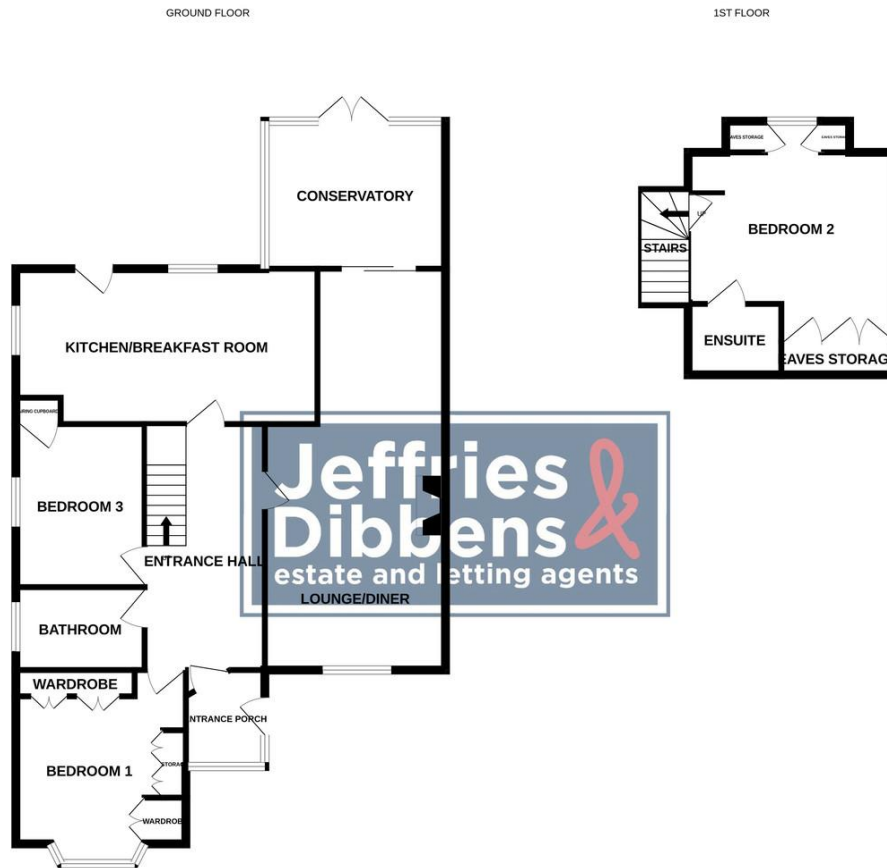
**ENSUITE** Radiator, hand wash basin and WC with vanity surround.

**OUTSIDE** Good sized front garden which is mostly paved with shrubs and plants, off road parking, driveway leading to:

**GARAGE** Up and over door, light and power, personal door to garden, windows to side and rear.

**REAR GARDEN** Very well maintained and stocked rear garden which is mostly laid to lawn, patio area, mature shrubs, plants and borders, outside tap, shed, gated side access, outside power point.





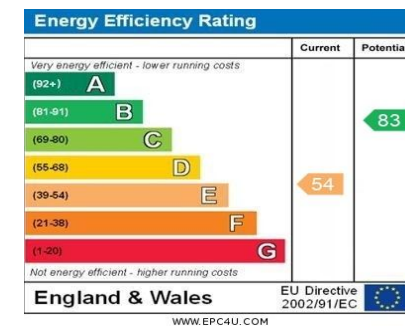
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

**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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