



£312,995
Silvester Road
Cowplain, PO8 8TL

PROPERTY SUMMARY

Located in the heart of Cowplain and just a short stroll from local shops, schools and protected woodlands, we are delighted to offer for sale this charming 3 bedroom cottage in Silvester Road. This property has a large amount of benefits and internal viewings are very strongly advised. The property boasts 3 first floor bedrooms, a modern first floor bathroom suite, large kitchen, ground floor WC, separate utility area, lounge and a conservatory. Externally there is parking to the front and a large well kept rear garden with 21 x 13 workshop. This charming character property needs to be seen internally and viewings can be arranged by contacting Jeffries & Dibbens as sole agents!





ENTRANCE HALL Radiator, under stair storage, stairs to first floor, stripped wooden doors to:

KITCHEN 12' x 11' 04" (3.66m x 3.45m) Window to front aspect, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, space for fridge/freezer, plumbing for dishwasher, wall mounted boiler, spot lighting.

LOUNGE 16' 07" x 13' 07" (5.05m x 4.14m) Window to side aspect, radiator, opening to:

CONSERVATORY 14' 10" x 10' 08" (4.52m x 3.25m) Windows to side and rear aspects, double doors to garden, radiator, light and power, doors to:

UTILITY ROOM 9' 05" x 4' 08" (2.87m x 1.42m) Window to side aspect, plumbing for washing machine, space for tumble dryer, cupboards.

WC Window to side aspect, WC, hand wash basin, tiled flooring.

FIRST FLOOR Landing - Spot lighting, doors to:

BEDROOM 1 13' 08" x 12' 01" (4.17m x 3.68m) Window to front aspect, radiator, large storage cupboard.

BEDROOM 2 10' 03" x 8' 03" (3.12m x 2.51m) Window to rear aspect, radiator.

BEDROOM 3 7' 11" x 5' 11" (2.41m x 1.8m) Window to rear aspect, radiator.

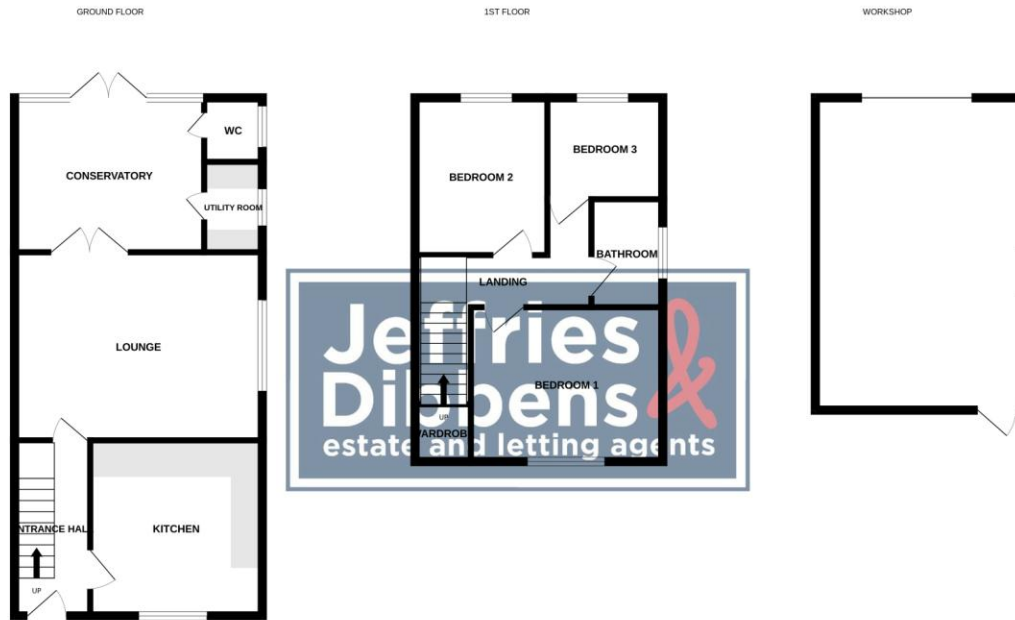
BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, fully tiled surround.

OUTSIDE Front - Off road parking for approx 2 vehicles, gated side access to:

REAR GARDEN Large rear garden which is mostly laid to lawn and has a large composite decked area, mature borders, patio area, outside light, play house, access to:

WORKSHOP 21' 2" x 13' (6.45m x 3.96m) Large workshop with personal door to garden, roller door, light and power, window to side.





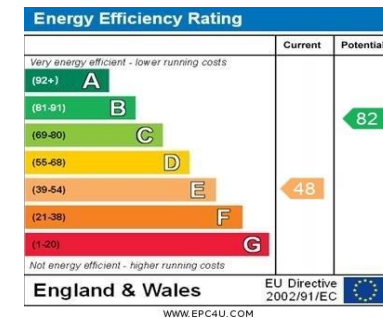
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix 02024

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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



OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk