



£279,500
London Road
Cowplain, PO8 8ER

PROPERTY SUMMARY

Located in the heart of Cowplain village we are delighted to offer for sale this older style 3 bedroom cottage on London Road. We believe this property is an ideal first purchase and internal viewings are very strongly advised. The property has a number of attractions including 2 reception rooms, 3 first floor bedrooms, a galley style kitchen with vaulted ceiling and a bathroom suite. Externally there is a good sized west facing rear garden plus parking to the front and a detached garage. Local shops, bus routes and amenities are close by and early viewing is advised.





ENTRANCE HALL Stairs to first floor, door to:

LOUNGE 11' 6" max x 11' 1" (3.51m x 3.38m) Bay window to front aspect, radiator, door to:

DINING ROOM 13' 7" x 10' 6" (4.14m x 3.2m) Window to rear aspect, radiator, under stair cupboard, door to:

KITCHEN 15' 2" x 5' 10" (4.62m x 1.78m) Door to side aspect, door to side, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine and dishwasher, space for fridge freezer, door to:

BATHROOM 8' 6" x 5' 10" (2.59m x 1.78m) Window to side aspect, radiator, panelled bath with shower over, hand wash basin, WC, storage unit, access to loft.

REAR LOBBY 4' 10" x 4' 1" (1.47m x 1.24m) Door and window to side.

FIRST FLOOR Landing - Window to side, doors to:

BEDROOM 1 11' 6" x 10' 9" (3.51m x 3.28m) Window to front aspect, radiator, recess for wardrobe.

BEDROOM 2 10' 7" x 7' 5" (3.23m x 2.26m) Window to rear aspect, radiator.

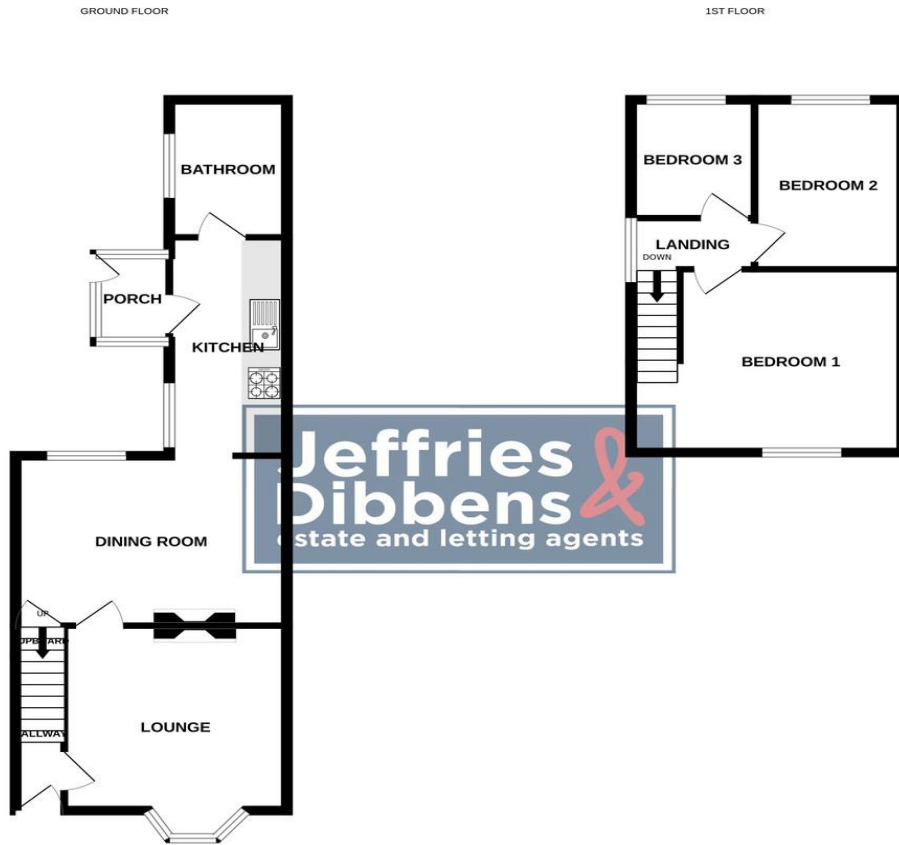
BEDROOM 3 7' 4" x 5' 10" (2.24m x 1.78m) Window to rear aspect, radiator.

OUTSIDE Front - Driveway parking, electric charger point.

REAR GARDEN Large west facing rear garden with 2 patio areas and is mostly laid to lawn, pergola, gated side access, outside tap, access to:

GARAGE Up and over door, light and power.





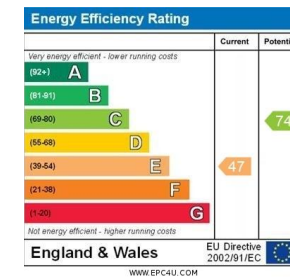
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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