



**£350,000**

**Glenwood Gardens**

Cowplain, PO8 8TN

## PROPERTY SUMMARY

Occupying a prominent corner plot position and boasting extended living accommodation we are delighted to offer for sale this well presented 3 bedroom semi detached property in Glenwood Gardens, Cowplain. This impressive family home is sure to attract immediate interest and internal viewings are essential. The property offers well proportioned first floor bedrooms, a first floor shower room, 2 reception rooms, a further ground floor shower room/utility room and a modern fitted kitchen. Externally there is a well maintained rear garden, further gardens to the front and side and a garage with own driveway and additional parking area. Glenwood Gardens is conveniently located close to popular schools and an array of shops, facilities and protected woodlands. To arrange your viewing contact us as sole agents today!





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

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

**LOUNGE** 13' 03" x 12' 04" (4.04m x 3.76m) Window to front aspect, radiator, fireplace, entrance to:

**DINING ROOM** 11' 02" x 9' 02" (3.4m x 2.79m) Window to rear aspect, radiator, door to kitchen, door to:

**SHOWER ROOM/UTILITY** 10' 01" x 7' 01" (3.07m x 2.16m) Window to rear aspect, shower cubicle, WC, hand wash basin, wall mounted boiler, plumbing for washing machine, space for tumble dryer.

**KITCHEN** 12' 01" x 11' 07" (3.68m x 3.53m) Windows to side and rear aspects, door to rear garden radiator, range of fitted cupboards, units and work surfaces, double bowl inset sink unit with mixer tap over, space for cooker, space for fridge freezer, space for further under unit appliance.

**FIRST FLOOR** Landing - Access to loft, airing cupboard housing hot water tank, doors to:

**BEDROOM 1** 13' 04" x 11' 09" (4.06m x 3.58m) Windows to front and rear aspects, radiator, built in wardrobe.

**BEDROOM 2** 10' 05" x 9' 01" (3.18m x 2.77m) Window to rear aspect, radiator, built in wardrobe.

**BEDROOM 3** 7' 10" x 7' 06" (2.39m x 2.29m) Window to front aspect, radiator, built in wardrobe.

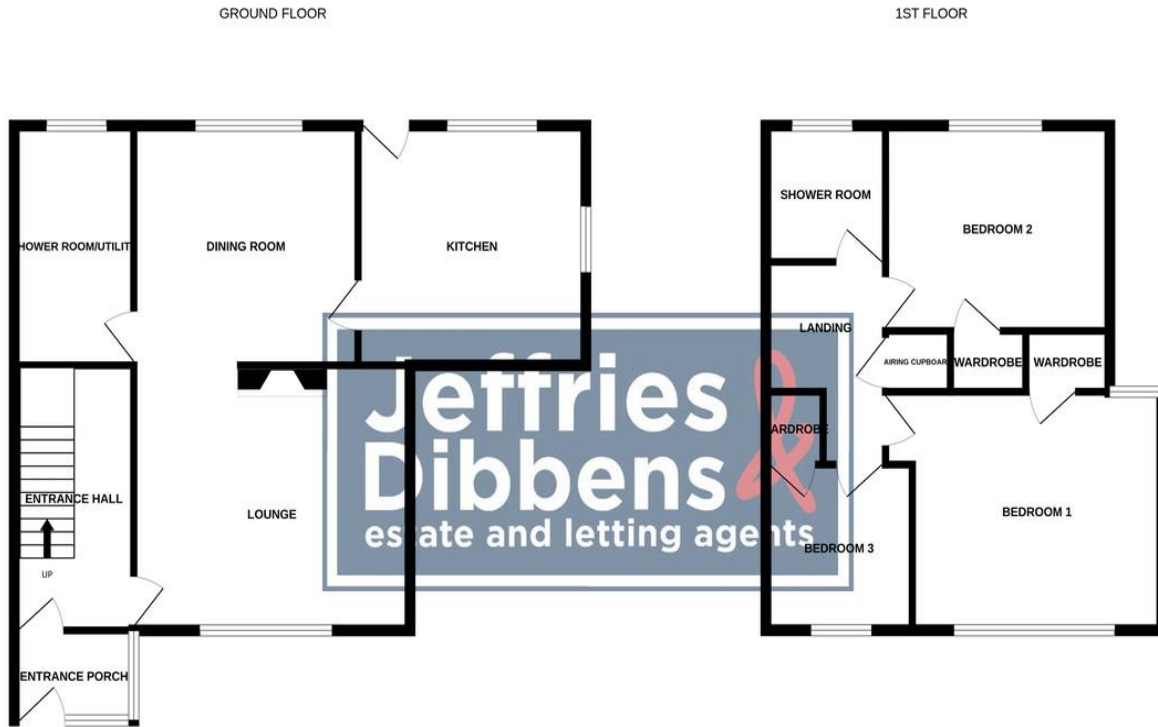
**SHOWER ROOM** Window to rear aspect, heated towel rail, shower cubicle, hand wash basin and WC with vanity surround and cupboard under.

**OUTSIDE** Front & Side - Mostly laid to lawn with lawned area to side, off road parking and driveway leading to:

**GARAGE** Up and over door, light and power, personal door leading to:

**REAR GARDEN** Mostly laid to lawn with patio area, gated side access, outside light and tap.





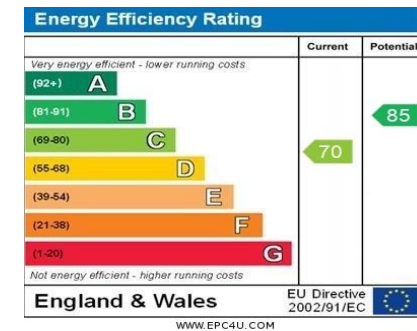
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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