

Guide Price £415,000

Maytree Gardens

Cowplain, PO8 8RH

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this extended 3 bedroom detached bungalow in Cowplain. Located in Maytree gardens this substantial property is sure to attract immediate interest and internal viewings are strongly advised. The property has a large number of benefits including 3 double bedrooms, 2 reception rooms, modern fitted kitchen and a fitted bathroom suite. Externally there is a garage with driveway providing off road parking and a good sized private rear garden. Shops, amenities and bus routes are conveniently close at hand. To arrange your viewing contact us today!





ENTRANCE HALL Double glazed door with window to front aspect, built in storage cupboard, radiator, entrances to:

LOUNGE 24' 2" x 13' 2" (7.37m x 4.01m) Double glazed window to front aspect, sliding patio doors to side aspect, fire place with electric fire, 2 radiators, entrance to:

INNER HALL Doors to.

KITCHEN/BREAKFAST ROOM 15' 8" x 6' 4" (4.78m x 1.93m) Double glazed door and windows to front and side aspects, partly tiled walls, modern fitted kitchen comprising of wall and base units with work surface over, inset 1 1/2 bowl corner sink with drainer and mixer tap over, space and plumbing for a dishwasher and washing machine, tiled flooring, radiator, space for cooker with extractor hood over, space for tumble dryer, space for fridge freezer, spot lighting, large cupboard housing boiler.

BATHROOM 7' 9" x 5' 9" (2.36m x 1.75m) Double glazed window to side aspect, tiled walls, bathroom comprising of corner spa bath with seat and shower over, pedestal with wash hand basin, low level w/c, radiator, spot lighting, tiled surround.

DINING ROOM 11' 4" x 10' 2" (3.45m x 3.1m) Double glazed window to side aspect, radiator, doors to.

BEDROOM 1 13' 5" x 12' 10" (4.09m x 3.91m) Double glazed window to rear aspect, built in wardrobe and bespoke bedroom furniture, radiator.

BEDROOM 2 11' 5" x 9' 1" (3.48m x 2.77m) Double glazed window to side aspect, built in bespoke bedroom furniture, radiator.

BEDROOM 3 12' 2" x 8' 4" (3.71m x 2.54m) Double glazed patio doors leading to rear patio area, built in wardrobe, radiator.

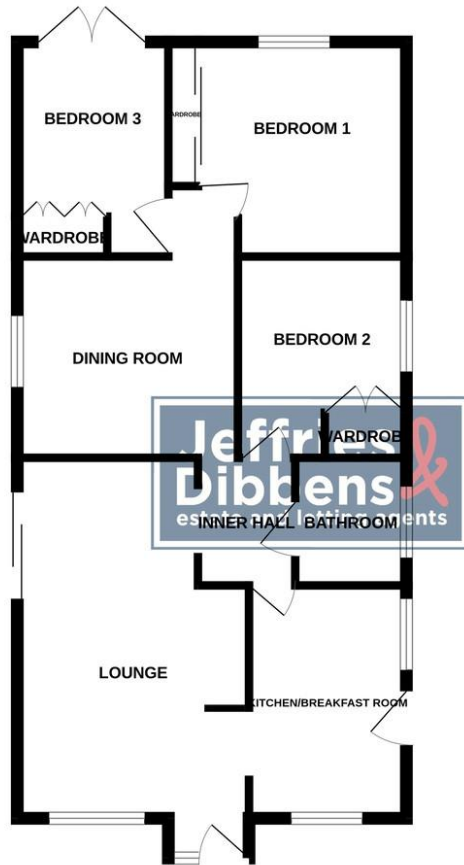
OUTSIDE Front - Laid to lawn with side pedestrian access and steps up to entrance, block paved driveway leading to:

GARAGE Electric up and over door, power, lighting and door leading to rear garden.

REAR GARDEN Fully enclosed rear garden, mainly laid to lawn, patio area, side pedestrian access, wooden shed to remain.



GROUND FLOOR



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.

LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

**Jeffries
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