



£415,000
Hollybank Close
Cowplain, PO8 9ES

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac and located on the very popular Hazleton estate in Cowplain, we are delighted to offer for sale this beautifully presented and modernised throughout 3 bedroom detached bungalow in Hollybank Close. The property has a large number of benefits including 3 well proportioned bedrooms, modern fitted bathroom suite, lounge, dining room and modern fitted kitchen. Externally there is a rear garden, a driveway providing off road parking for several vehicles and garage. Early viewing is strongly advised so contact us as sole agents today.





HALLWAY Two set of storage cupboards, radiator.

BEDROOM 1 12' 7" x 10' 0" (3.84m x 3.05m) Window to front aspect, radiator, storage cupboard.

BEDROOM 2 9' 11" x 9' 9" (3.02m x 2.97m) Window to front aspect, radiator.

BEDROOM 3 13' 7" Max x 8' 11" Max (4.14m x 2.72m) Window to front aspect, radiator.

SHOWER ROOM Window to side aspect, radiator, wash hand basin, shower cubicle, W.C.

KITCHEN 10' 3" x 8' 10" (3.12m x 2.69m) Window to side aspect, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space and plumbing for washing machine and dish washer.

DINING ROOM 8' 10" x 8' 8" (2.69m x 2.64m) Sliding doors to rear aspect, radiator, opening to:

LOUNGE 17' 10" x 12' 4" (5.44m x 3.76m) Windows to rear and side aspect, radiator.

OUTSIDE

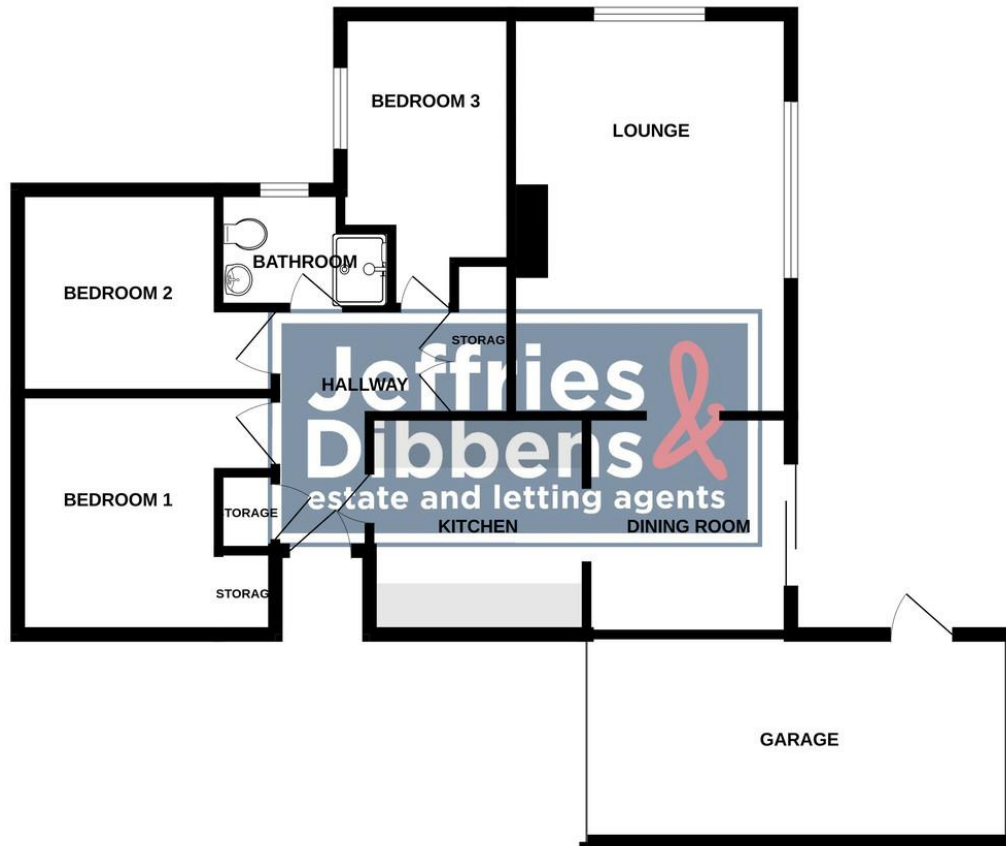
REAR GARDEN Area laid to lawn, gated side access, patio area, outside tap and lights, shed, private door to:

GARAGE 17' 6" x 8' 3" (5.33m x 2.51m) Up and over garage door.

FRONT GARDEN Shingled driveway providing access to garage.



GROUND FLOOR



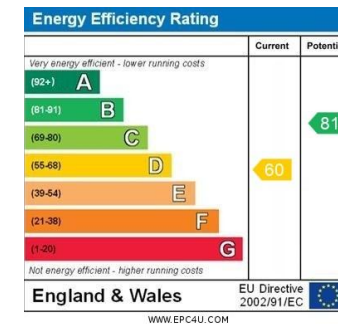
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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