



£395,000
Shelley Gardens
Cowplain, PO8 8LT

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 3 bedroom semi detached bungalow tucked away in a quiet cul-de-sac in Cowplain. The property has undergone an extensive modernisation programme by the current owners and internal viewings are very strongly advised. The property benefits from 3 well proportioned bedrooms, a modern bathroom suite and a fantastic open plan lounge and kitchen area. Externally there is off road parking for multiple vehicles and a beautiful south facing garden. Early interest is expected in this exceptional bungalow so to avoid disappointment contact us as sole agents today!





HALLWAY Storage cupboard, radiator.

BEDROOM 1 14' 6" x 9' 11" (4.42m x 3.02m) Window to front aspect, radiator.

BEDROOM 2 10' 6" x 10' 2" (3.2m x 3.1m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 7' 8" x 7' 1" (2.34m x 2.16m) Window to front aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, bath with shower over, wash hand basin, W.C.

KITCHEN/LOUNGE/DINER 23' 11" x 20' 3" (7.29m x 6.17m)
Windows to front, rear and side aspect, door leading to rear garden, 3 sets of radiators, a range of wall and base units incorporating sink unit, built in double oven, island centre piece with built in hob, integral fridge/freezer, integral washing machine and dish washer, access to loft.

OUTSIDE

REAR GARDEN Side access to front, area laid to lawn, stone area, shed.

FRONT GARDEN Driveway providing off road parking.



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
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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