



**£340,000**  
**James Copse Road**  
Lovedean, PO8 9RH

## PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this well presented and spacious 3 bedroom semi detached house situated in a well regarded area of Lovedean. Located in James Copse Road this fabulous property is an ideal first purchase and internal viewings are very strongly recommended. There are a large number of benefits including gas central heating with a new combination boiler, newly fitted double glazing, modern bathroom suite and 3 well proportioned bedrooms. Externally there is a beautifully landscape rear garden and a garage. To arrange your viewing contact us as sole agents today!





**ENTRANCE HALL** Stairs to the first floor, radiator, door to:

**LOUNGE/DINER** 23' 0" x 13' 8" (7.01m x 4.17m) Window to front aspect, feature fireplace with wood surround, French doors to rear garden, two radiators, opening to:

**KITCHEN** 10' 1" x 8' 7" (3.07m x 2.62m) Window to rear aspect, a range of wall and base units complemented with work surfaces over incorporating sink unit with mixer tap and drainer, four ring electric hob with extractor canopy over, electric oven below, space and plumbing for washing machine and dishwasher, space for freestanding fridge / freezer as well as space for under counter fridge or freezer, under stairs storage cupboard radiator.

**LANDING** Loft access, airing cupboard with shelving, radiator, wall mounted boiler.

**BEDROOM 1** 11' 1" x 9' 7" (3.38m x 2.92m) Window to front aspect, radiator, range of fitted wardrobe cupboards.

**BEDROOM 2** 10' 1" x 9' 7" (3.07m x 2.92m) Window to rear aspect, radiator.

**BEDROOM 3** 8' 1" x 6' 1" (2.46m x 1.85m) Window to front aspect, radiator, fitted storage cupboard.

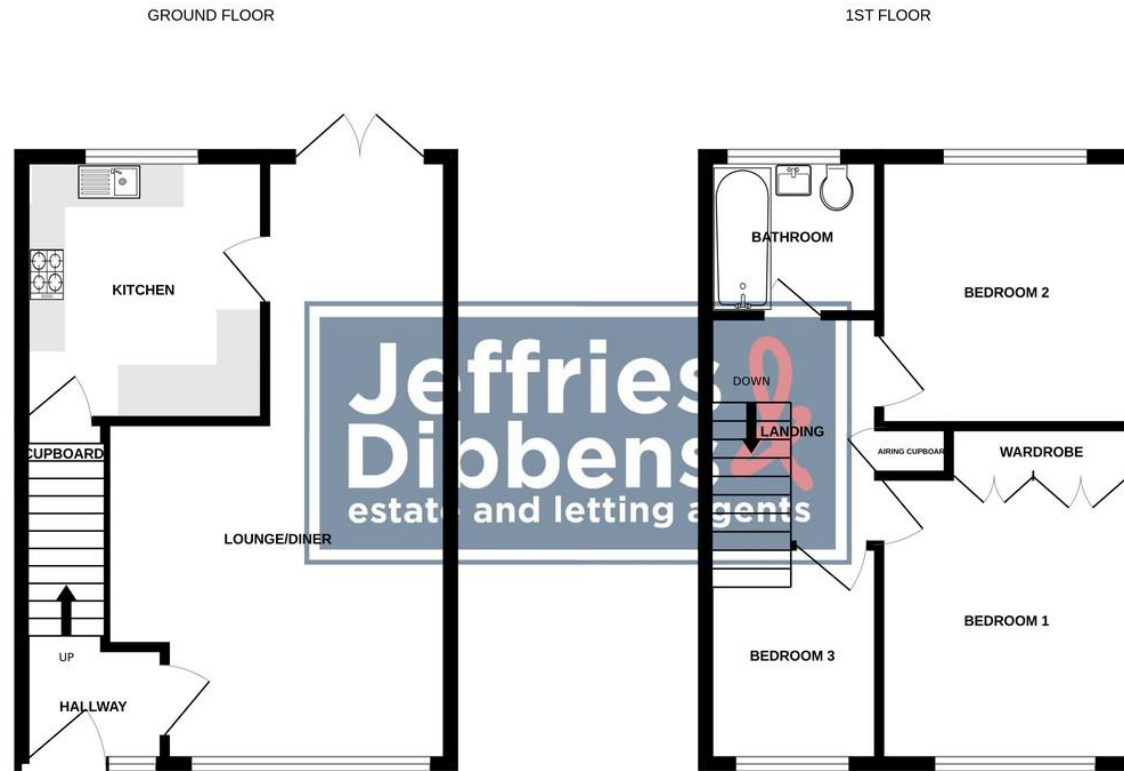
**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

## **OUTSIDE**

**REAR GARDEN** Area laid to lawn, patio area, shingle area, gated side access to front.

**FRONT GARDEN** Area laid to lawn, patio area.

**GARAGE** Garage in a block



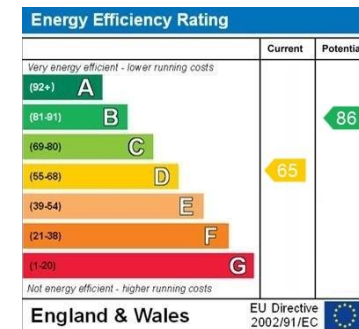
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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