



£375,000
Ruskin Way
Cowplain, PO8 8JX

PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented 3 bedroom semi detached bungalow located in a popular area of Cowplain. The property is presented to a very high standard throughout and internal viewings are very strongly advised. The property boasts 3 well proportioned bedrooms, a large bright and airy lounge, a modern fitted kitchen with built in appliances and a fabulous modern bathroom suite. Externally there is a driveway and garage providing off road parking and a stunning rear garden. Early interest is expected and viewings can be arranged by contacting us as sole agents!





ENTRANCE HALL Window and door to side aspect, radiator, storage cupboard, access to loft, doors to:

LOUNGE 16' 3" x 11' 10" (4.95m x 3.61m) Two windows to side aspect, window to front aspect, 2 radiators, fireplace.

KITCHEN 11' 06" x 9' 01" (3.51m x 2.77m) Window and door to side aspect, modern fitted range of cupboards, units and work surfaces with inset sink unit and mixer tap, built in oven, hob, microwave and extractor, integrated fridge, freezer & dishwasher, plumbing for washing machine, spot lighting.

BATHROOM 7' 3" x 5' 3" (2.21m x 1.6m) Window to side aspect, heated towel rail, panelled bath, hand wash basin and WC with vanity surround and cupboards under.

BEDROOM 1 13' 9" x 11' 6" (4.19m x 3.51m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 2 12' 04" x 11' 05" (3.76m x 3.48m) Double doors to rear garden, radiator (currently used as a dining room).

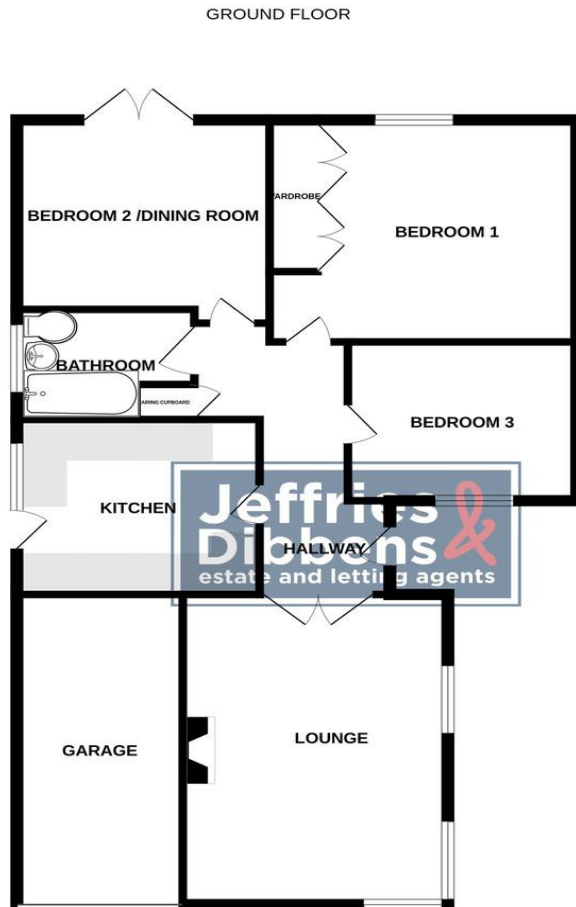
BEDROOM 3 10' 2" x 8' 2" (3.1m x 2.49m) Window to front aspect, radiator.

OUTSIDE Front - Landscaped garden with gated side access to rear garden, driveway leading to:

GARAGE Up and over door, light and power, wall mounted boiler.

REAR GARDEN Beautifully maintained rear garden which is mostly laid to lawn and has decked areas to front and rear, established and mature borders with an array of shrubs and plants, outside tap.





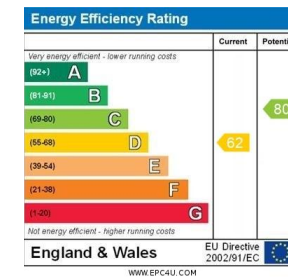
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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