



**£385,000**  
**Milton Road**  
Cowplain, PO8 8LD

## PROPERTY SUMMARY

We are delighted to offer for sale this well presented and spacious 4 bedroom property located close to local schools and amenities in Cowplain. This extended family home has a lot to offer and internal viewings are very strongly advised. The property offers 4 well proportioned bedrooms arranged over 2 floors, 2 bathroom suites, a lounge, conservatory and a modern open plan kitchen/diner. Externally there is a pleasant rear garden and off road parking for multiple vehicles. Early viewing is strongly advised and can be arranged by contacting us as sole agents today.





**ENTRANCE HALL** Radiator, under stair cupboard, engineered Oak flooring throughout the ground floor, stairs to first floor, door to:

**KITCHEN/DINER** 20' 05" x 10' 09" (6.22m x 3.28m) Window and sliding doors to rear, 2 radiators, range of fitted cupboards, units and work surfaces with single bowl sink unit and mixer tap, space for 'Range' style cooker with extractor over, space for 'American' style fridge freezer, plumbing for washing machine, archway to:

**LOUNGE** 13' 07" x 11' 11" (4.14m x 3.63m) Bow window to front aspect, radiator, gas effect log burner with surround.

**CONSERVATORY** 9' 09" x 9' 01" (2.97m x 2.77m) Windows and double doors to rear garden, floor to ceiling radiator, tiled flooring, light and power.

**FIRST FLOOR** Landing - Airing cupboard with radiator, spot lighting, stairs to second floor, doors to:

**BEDROOM 2** 13' 01" x 12' 07" (3.99m x 3.84m) Window to rear aspect, radiator.

**BEDROOM 3** 13' 02" x 11' 11" (4.01m x 3.63m) Window to front aspect, 2 floor to ceiling radiators.

**BEDROOM 4** 9' x 7' 01" (2.74m x 2.16m) Window to front aspect, floor to ceiling radiator.

**BATHROOM** Two windows to rear aspect, floor to ceiling heated towel rail, free standing bath, shower cubicle, hand wash basin and WC with vanity surround and drawers under, fully tiled.

**SECOND FLOOR** Landing - Door to:

**BEDROOM 1** 17' 07" max x 17' 03" max (5.36m x 5.26m) Window to rear aspect, twin sky light windows to front aspect, radiator, spot lighting, eaves storage, door to:

**ENSUITE** 9' 03" x 6' 04" (2.82m x 1.93m) Window to rear aspect, heated towel rail, shower cubicle, bidet, hand wash basin and WC with cupboard under and vanity surround, spot lighting, majority tiled.

**OUTSIDE** Front - Block paved driveway providing off road parking, gated side access to:

**REAR GARDEN** Mostly lawned with large patio area and mature borders, outside light and tap, pond, large workshop/storage shed.





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	
(69-80)	C	82
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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