



**£395,000**  
**Chaplains Avenue**  
Cowplain, PO8 8QL

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this significantly extended 3 bedroom detached property in Cowplain. This spacious family property really needs to be seen internally to be fully appreciated. The property boasts 3 well proportioned first floor bedrooms and a family bathroom on the first floor. The ground floor accommodation has been significantly enhanced and now boasts 2 very large reception rooms, a kitchen/breakfast room, conservatory and additional WC. Externally there is a long driveway with garage plus additional parking and a very good size rear garden. To arrange your viewing contact Jeffries & Dibbens as sole agents today!





**ENTRANCE PORCH** Windows to front and both sides, door to:

**ENTRANCE HALL** Radiator, under stair cupboard, stairs to first floor, doors to:

**LOUNGE** 22' x 12' 06" (6.71m x 3.81m) Window to front aspect, twin windows to side aspect, 2 radiators, gas fire, double doors to:

**DINING ROOM** 18' x 13' 11" (5.49m x 4.24m) Double doors and window to rear aspect, radiator, door to:

**CONSERVATORY** 9' x 8' 4" (2.74m x 2.54m) Fully double glazed with door to side, light and power.

**KITCHEN/BREAKFAST ROOM** 21' 10" x 10' 11" max (6.65m x 3.33m) Two windows to side aspect, window and door to rear, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, double oven, hob and extractor, plumbing for washing machine, space for fridge freezer, wall mounted boiler, door to:

**WC** Window to rear, WC, hand wash basin.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 13' 08" x 11' 09" (4.17m x 3.58m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 12' 02" plus wardrobes x 9' 09" (3.71m x 2.97m) Window to rear aspect, radiator, cupboard, built in wardrobes.

**BEDROOM 3** 8' 02" x 8' 01" (2.49m x 2.46m) Window to rear aspect, radiator.

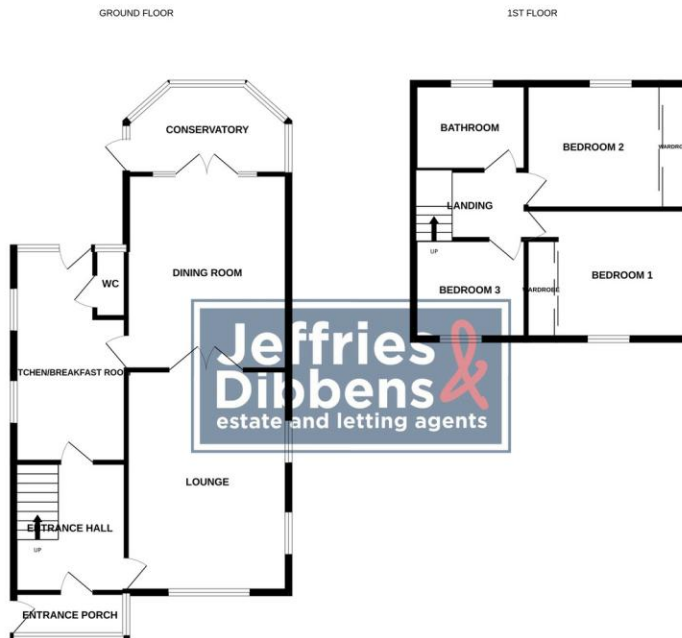
**BATHROOM** Window to rear aspect, radiator, panelled bath with shower over, WC, hand wash basin.

**OUTSIDE** Front - Large block paved driveway with additional parking and leading to garage, brick wall with railings, gated side access to rear garden

**REAR GARDEN** Very good size rear garden which is mostly laid to lawn and has a patio area, mature tree borders, shed, tap, personal door to:

**GARAGE** Up and over door, light and power.





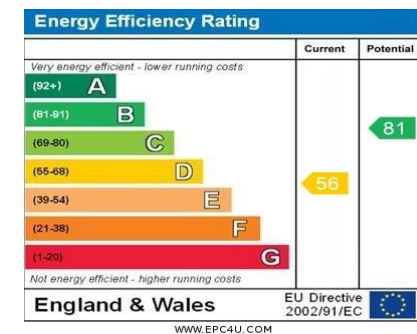
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, buildings, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made and Issued: 03/04/2024

**LOCAL AUTHORITY**  
Havant Borough 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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