



£385,000

Greenfield Crescent

Cowplain, PO8 9EN

PROPERTY SUMMARY

We are pleased to present to the market this three bedroom semi detached property situated in the ever popular location of Greenfield Crescent, Cowplain. The accommodation on offer comprises of a 29' lounge diner, conservatory and kitchen to the ground floor. To the first floor you will find three good size bedrooms and a modern fitted family bathroom. Externally you will find a wonderful rear garden with a private aspect backing onto woodland as well as off road parking and a garage. Renovated by the current owners throughout, the property needs to be viewed to be appreciated which can be arranged by contacting us as sole agents.





HALLWAY Window and door to side aspect, radiator, under stair storage cupboard, stairs to first floor, doors to:

LOUNGE/DINER 29' 9" x 12' 0" (9.07m x 3.66m) Window to front aspect, windows and double doors to conservatory, radiators, gas fire.

CONSERVATORY 12' 2" x 8' 10" (3.71m x 2.69m) Windows to all aspects, double doors to rear garden, radiator.

KITCHEN 10' 8" x 7' 10" (3.25m x 2.39m) Door to rear aspect, window to side aspect, range of wall and base units, sink with mixer tap over, integral oven and hob with extractor fan over, space fridge/freezer, integral dishwasher and washing machine.

LANDING Access to loft, window to side aspect, doors to:

BEDROOM 1 13' 5" x 11' 7" (4.09m x 3.53m) Window to front aspect, radiator.

BEDROOM 2 11' 6" x 9' 9" (3.51m x 2.97m) Window to rear aspect, radiator.

BEDROOM 3 8' 9" x 6' 6" (2.67m x 1.98m) Window to side aspect, radiator.

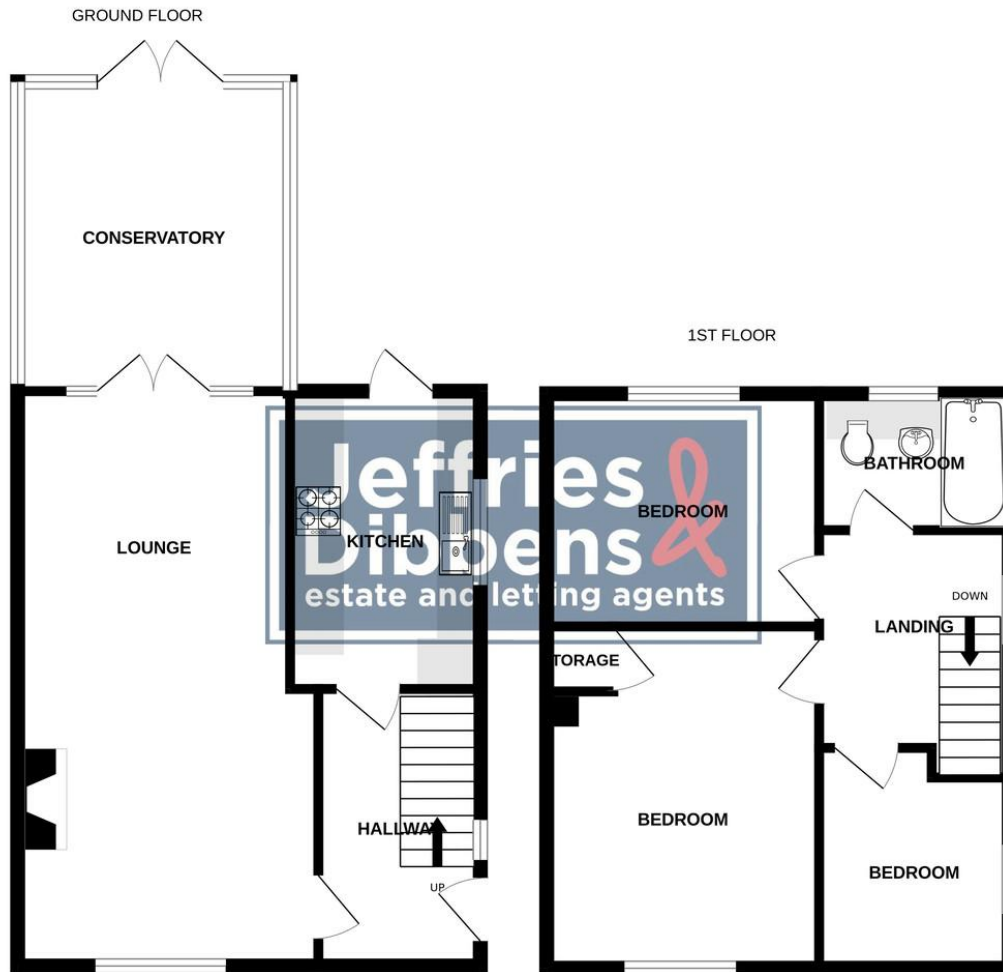
BATHROOM Window to rear aspect, heated hand towel rail, panel enclosed bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Mostly laid to lawn, mature trees, outside tap and lighting, patio area, gated side access, personal door to:

GARAGE Up and over door, light and power.

FRONT GARDEN Off road parking, shared driveway to garage, shrubs and plants.



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>Vary energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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

**Jeffries
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