

£330,000

Marjoram Crescent

Cowplain, PO8 9BD

PROPERTY SUMMARY

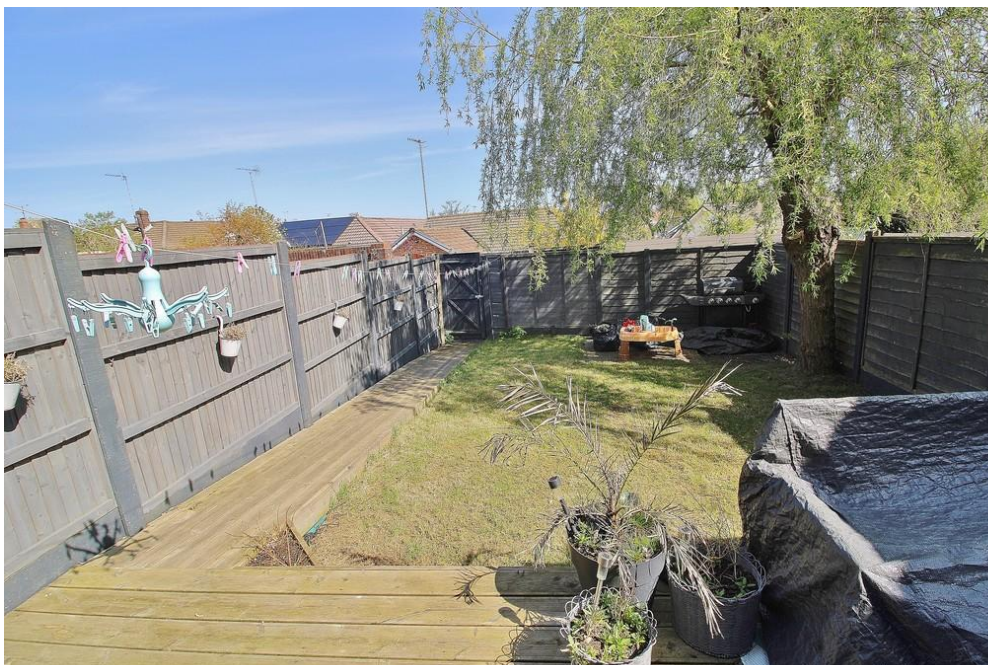
Located in a highly desirable area in Cowplain, close to local schools, nature reserve and parks, we are delighted to offer for sale this very well presented 3 bedroom property in Marjoram Crescent. This wonderful family home is presented to a very high standard throughout and internal viewings are very strongly recommended. The property boasts 3 first floor bedrooms, family bathroom, a large loft space with window, lounge, ground floor WC and a fabulous open plan kitchen/diner. Externally there is a good sized rear garden and parking. There is no forward chain and viewings can be arranged by contacting us as sole agents today.

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ENTRANCE HALL Door and window to front aspect, built in storage and cupboard, stairs to first floor, doors to:

LOUNGE 13' 01" x 12' 04" (3.99m x 3.76m) Window to front aspect, radiator, spot lighting.

WC Window to rear aspect, WC, hand wash basin, spot lighting.

KITCHEN/DINER 15' 07" x 10' 09" (4.75m x 3.28m) Window and double doors to rear garden, radiator, modern range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, integrated oven, hob, extractor, dishwasher, space for fridge freezer, breakfast bar, spot lighting, cupboard housing boiler.

FIRST FLOOR Landing - Access to loft, airing cupboard, spot lighting, doors to:

BEDROOM 1 13' 08" x 10' 06" (4.17m x 3.2m) Window to front aspect, radiator, built in wardrobes, spot lighting.

BEDROOM 2 12' 06" x 9' 02" (3.81m x 2.79m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 9' 02" x 8' 04" (2.79m x 2.54m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, spot lighting.

OUTSIDE Front - Lawned front garden.

REAR GARDEN Mostly laid to lawn, decked pathway, decked area, gated rear access, outside tap and lighting, raised decked area, shed.

PARKING Space for parking.

GROUND FLOOR

1ST FLOOR



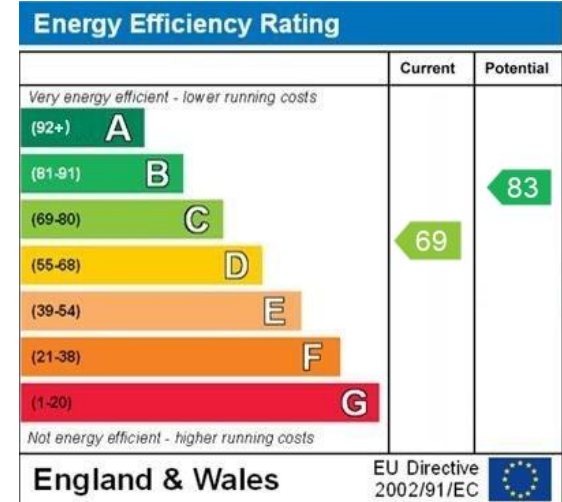
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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