

**£450,000**

**Silvester Road**

Cowplain, PO8 8TL



## PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented, non estate, family home in Silvester Road Cowplain. This extended semi detached property is sure to attract immediate interest and internal viewings really are a must. With 3 first floor bedrooms, family bathroom, lounge and open plan kitchen/dining room leading on to the conservatory. Externally there is a small garage with further off road parking a rear garden and stunning outbuilding/entrainment room with W.C. Silvester Road is conveniently located close to local shops, schools and woodlands providing a host of amenities on your doorstep. To avoid disappointment contact us as sole agents today to book in your appointment.





**HALLWAY** Window to front aspect, radiator, two sets of under stairs storage cupboards, stairs to first floor, doors leading kitchen and doors to:

**LOUNGE** 25' 5" x 12' 0" (7.75m x 3.66m) Bay window to front aspect window to side aspect, feature fire place, two radiators.

**KITCHEN** 17' 6" x 15' 7" (down to 6'1") (5.33m x 4.75m) A range of wall and base units incorporating sink unit, built in double oven, hob with fan over, radiator, space for American style fridge/freezer, window to side aspect, space and plumbing for washing machine and dish washer, opening to:

**CONSERVATORY** 16' 1" x 9' 6" (4.9m x 2.9m) Windows to side and rear aspect, doors to rear garden, two radiators.

**LANDING** Storage cupboard.

**BEDROOM 1** 11' 10" x 10' 8" (3.61m x 3.25m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 11' 8" x 9' 6" (3.56m x 2.9m) Window to rear aspect, radiator, built in wardrobes.

**BEDROOM 3** 8' 5" x 7' 8" (2.57m x 2.34m) Window to rear aspect, radiator

**BATHROOM** Window to front aspect, heated towel rail, shower cubicle, wash hand basin, W.C.

## OUTSIDE

**FRONT GARDEN** Off road parking giving access to:

**GARAGE** 10' 4" x 5' 9" (3.15m x 1.75m) Doors to rear and front, power and light.

**REAR GARDEN** Large area laid to lawn, patio area, decking area, outside light and tap, door leading to:

**OUTBUILDING ROOM 1** 12' 6" x 12' 5" (3.81m x 3.78m) Sky lantern, window to front aspect, log burner, radiator, opening to:

**OUTBUILDING ROOM 2** 13' 5" x 13' 0" (4.09m x 3.96m) Door to rear aspect, wall and base units incorporating sink unit, space for fridge/freezer, wine cooler, storage cupboard, door leading to:

**WC** Window to rear aspect, W.C.





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.  
Made with Metropix ©2025

## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

Band

## VIEWINGS

By prior appointment only

EPC to follow

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens**  
estate and letting agents

### OFFICE ADDRESS

226 London Road, Waterlooville,  
Hampshire, PO7 7HP

### CONTACT

023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk