

£425,000

83 Hart Plain Avenue

Cowplain, PO8 8RG

PROPERTY SUMMARY

We are delighted to offer for sale this 4 bedroom semi detached property in Hart Plain Avenue. This extended family home is sure to attract immediate interest and early viewing is advised. The property has a large number of benefits including 3 first floor bedrooms, further bedroom on the top floor with ensuite, bathroom suite, lounge, additional WC, utility room, conservatory and kitchen. Externally there is off road parking to the front and a large rear garden. The property is situated within walking distance of popular local schools and shops. To arrange your viewing contact us as sole agents.





ENTRANCE HALL Windows to front and side aspect, door to front aspect, radiator, stairs to first floor.

LOUNGE 13' 0" x 10' 9" (3.96m x 3.28m) Bay window to front aspect, feature fire place, radiator.

KITCHEN/BREAKFAST ROOM 16' 0 Max" x 11' 10 Max" (4.88m x 3.61m) A Range of wall and base level units with worktop over, butler sink, radiator, plumbing for dishwasher, recess for range style cooker, window to side aspect, opening to:

CONSERVATORY 12' 7" x 9' 1" (3.84m x 2.77m) Windows and doors to rear aspect, door to:

UTILITY ROOM Plumbing for washing machine, radiator, window to rear aspect, door to:

WC Window to side aspect, hand wash basin, W.C.

FIRST FLOOR LANDING Window to side aspect, doors to all first floor bedrooms, stairs up to second floor landing.

BEDROOM 2 13' 6" x 9' 7" (4.11m x 2.92m) Bay window to front aspect, radiator, built in wardrobes.

BEDROOM 3 11' 11" x 8' 4" (3.63m x 2.54m) Window to rear aspect, radiator, & built in wardrobes & cupboards.

BEDROOM 4 6' 2" x 6' 1" (1.88m x 1.85m) Window to front aspect, radiator.

BATHROOM Window to side aspect, radiator, panelled bath with shower over, wash hand basin, radiator.

SECOND FLOOR LANDING Window to side aspect, door to:

BEDROOM 1 18' 3" x 11' 4" (5.56m x 3.45m) Windows to front and rear aspect, radiator, eaves storage door to:

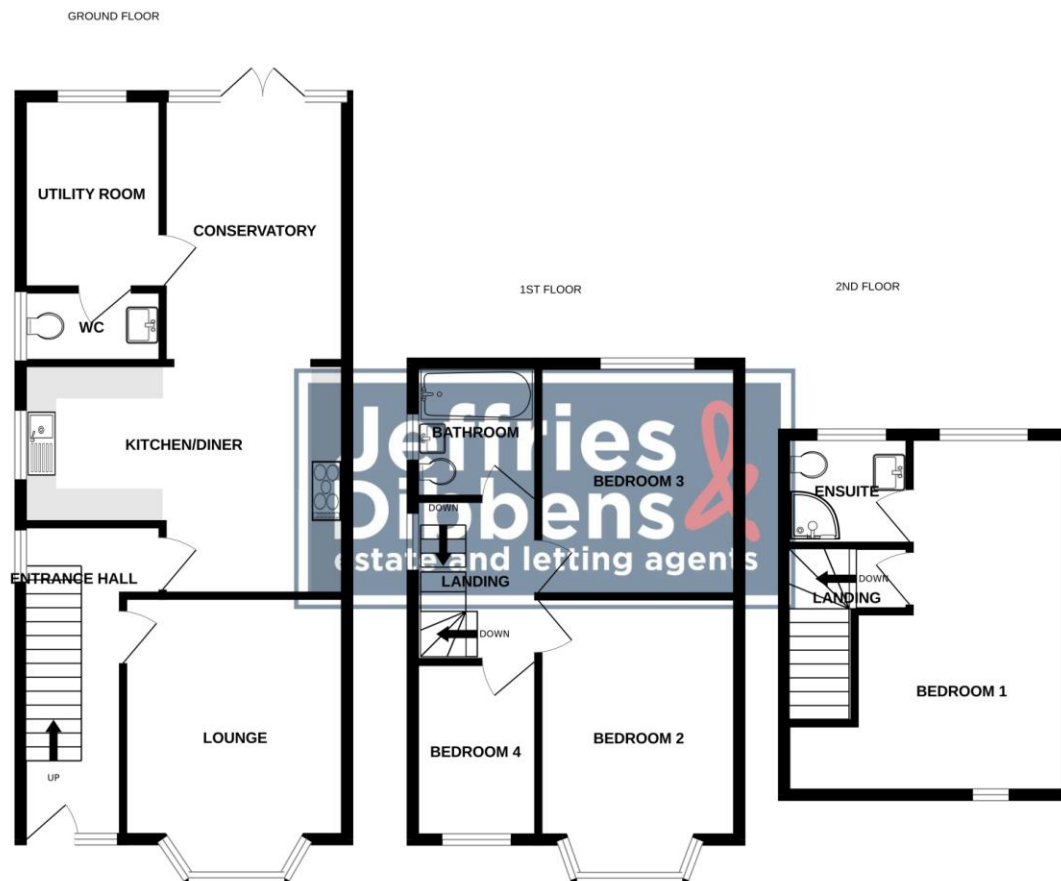
ENSUITE Shower cubicle, heated towel rail, hand wash basin W,C, window to rear aspect.

OUTSIDE

REAR GARDEN Mainly laid to lawn, with wooden shed power & light, decked & enclosed patio area, gated side access to front.

FRONT GARDEN Block paved which provides off road parking and gated side access to rear.





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

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
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