

**£345,000**

**Silvester Road**

Cowplain, PO8 8TJ

## PROPERTY SUMMARY

Located in the heart of Cowplain village centre and within walking distance of the Queens Inclosure, local schools and a host of shops, amenities and facilities, we are delighted to offer for sale this immaculately presented 3 bedroom older style property in Silvester Road. This superb property is presented to a very high standard throughout and internal viewings are a must. The property has been extended so now offers 2 reception rooms, a fitted kitchen/diner, 3 first floor bedrooms, a modern bathroom suite, ground floor WC and utility room. Externally there is off road parking to the front and a magnificent south facing garden measuring approximately 120ft in length. This charming character property is sure to attract immediate interest so book your viewing today!





**LOUNGE** 16' 11" x 14' 08" (5.16m x 4.47m) Bay window to front aspect, floor to ceiling radiator, log burner, stairs to first floor, door to:

**KITCHEN/DINER** 16' 11" x 12' 04" (5.16m x 3.76m) Radiator, range of fitted cupboards, units and work surfaces with inset 'Butler' style sink and mixer tap, space for 'Range' style cooker, extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, breakfast bar, spot lighting, Oak flooring, open to:

**SUN ROOM** 13' 03" x 11' 04" (4.04m x 3.45m) Windows and double doors to rear garden, 2 x electric velux style roof windows, floor to ceiling radiator, matching Oak flooring, door to:

**UTILITY ROOM** 7' 05" x 3' 03" (2.26m x 0.99m) Window to rear aspect, radiator, cupboards and work surface, tiled flooring, spot lighting, door to:

**WC** Radiator, extractor, WC, hand wash basin, tiled flooring, spot lighting.

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

**BEDROOM 1** 12' 03" x 10' 01" (3.73m x 3.07m) Window to rear aspect, radiator.

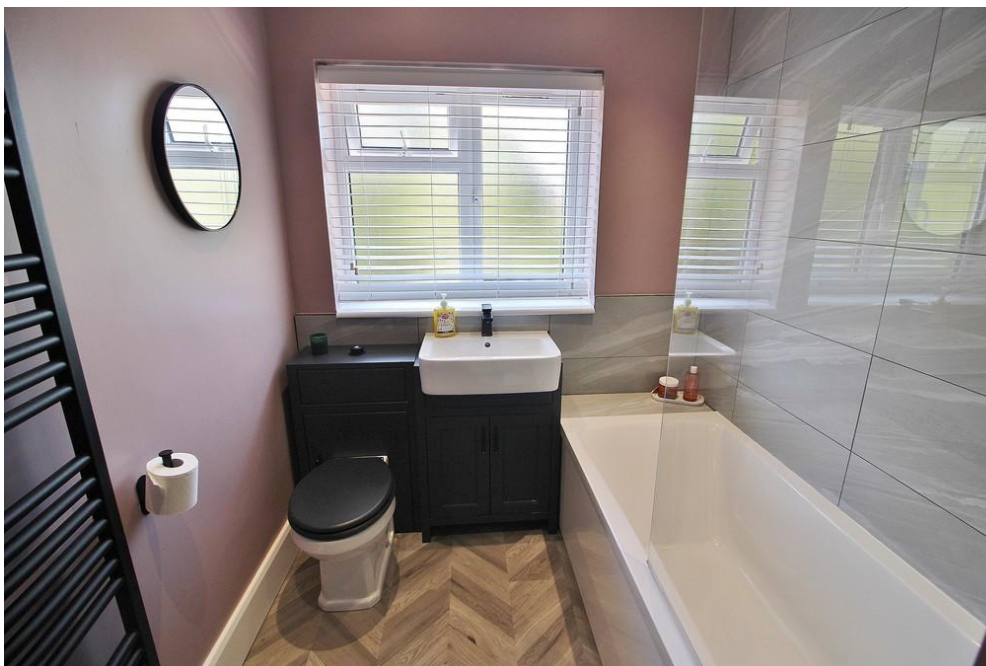
**BEDROOM 2** 12' 01" x 10' 10" (3.68m x 3.3m) Window to front aspect, radiator.

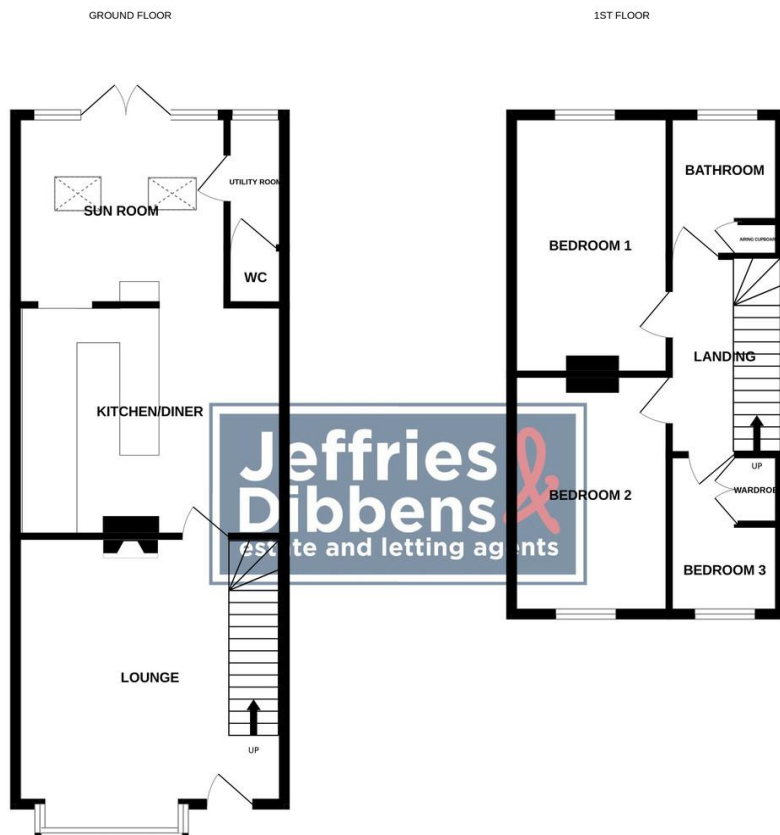
**BEDROOM 3** 9' 03 max" x 7' 11" (2.82m x 2.41m) Window to front aspect, radiator. built in double wardrobe.

**BATHROOM** Window to rear aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboard under, part tiled, spot lighting, airing cupboard housing boiler.

**OUTSIDE** Front - Off road parking.

**REAR GARDEN** Stunning south facing garden measuring approximately 120ft in length and mostly laid to lawn with mature trees and borders, large decked area, vegetable plots, area laid to stone chippings, power point, lighting, 2 x taps, large wooden shed with light and power.





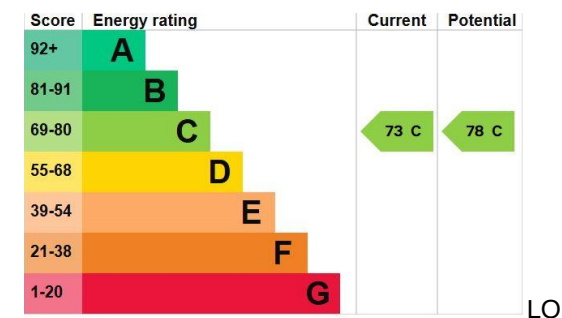
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

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