

**£340,000**

**Newbolt Close**

Cowplain, PO8 8SS



## PROPERTY SUMMARY

Offered for sale with no forward chain and boasting a wonderful corner cul-de-sac position, we are delighted to offer for sale this 3 bedroom semi detached bungalow in Newbolt Close, Cowplain. This charming property has a large number of benefits and internal viewings are very strongly advised. The property boasts 3 double bedrooms, a modern bathroom suite, fitted kitchen, utility room and a light and airy lounge. Externally there is a private rear garden with a copse to the side and a carport and driveway providing off road parking. The property has been freshly decorated throughout and early interest is expected.







**ENTRANCE HALL** Obscure window to front, radiator, loft access, spot lights, storage cupboard housing boiler.

**BEDROOM 2** 15' 05" x 7' 10" (4.7m x 2.39m) Window to front aspect, radiator, electric meter.

**BEDROOM 1** 14' 09" x 9' 11" (4.5m x 3.02m) Window to front aspect, radiator.

**BEDROOM 3** 10' 11" x 10' 2" (3.33m x 3.1m) Window to side aspect, radiator.

**BATHROOM** Obscure window to side aspect, radiator, spot lights, tiled floor to ceiling, panelled bath with electrical shower over, hand wash basin with taps, WC.

**KITCHEN** 9' 09" x 7' 08" (2.97m x 2.34m) Window & door to side aspect, window to front aspect, spot lights, part tiled surround, range of fitted cupboards, units & work surfaces, inset stainless steel sink unit with integral draining board, space for under counter fridge, space & plumbing for washing machine, 4 ring gas hob with hood above and oven, door to:

**UTILITY ROOM** 11' 10" x 6' 00" (3.61m x 1.83m) Windows & doors to front & rear aspect, wall light, electrical heater, tiled flooring, access to rear & front gardens.

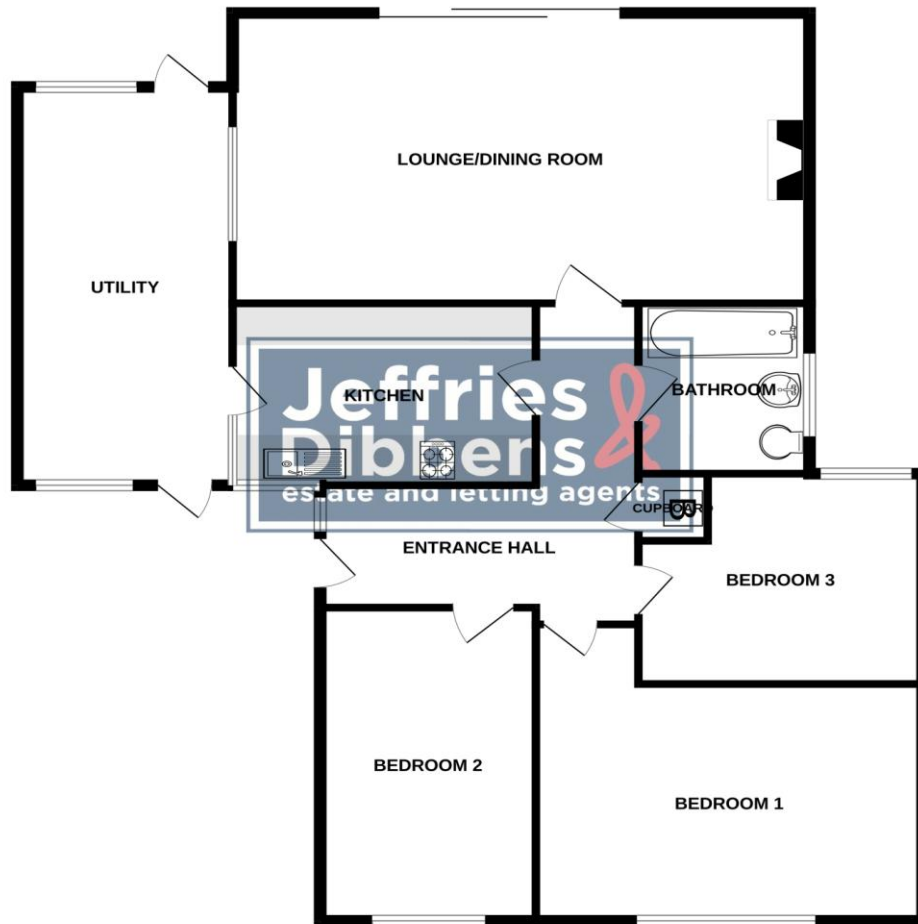
**LOUNGE/DINER** 20' 03" x 11' 10" (6.17m x 3.61m) Window to side aspect, sliding double doors to rear aspect, radiator, feature gas fireplace.

## OUTSIDE

**FRONT** Hard stand parking for multiple vehicles, carport, well established mature trees & plants.

**REAR GARDEN** Mostly laid to lawn, 2 small patio area mature trees, plants & flowers, green house, shed, access into the lounge/diner and utility.

## GROUND 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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