

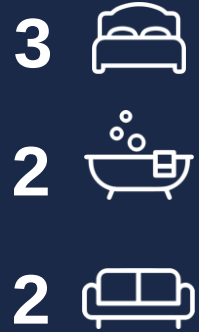
£415,000

Linda Grove

Cowplain, PO8 8UY

PROPERTY SUMMARY

Tucked away in the corner of a quiet cul-de-sac close to Cowplain village centre, we are delighted to offer for sale this charming 3 bedroom detached residence in Linda Grove. Offered for sale with no forward chain this impressive family home is expected to receive early interest. The property has 3 well proportioned first floor bedrooms, 2 bathrooms suites including en-suite facilities to the master bedroom, 2 reception rooms, utility room, fitted kitchen and additional WC. Externally there is a good sized corner plot garden with summer house and a garage with own driveway providing off road parking. Early viewing is advised and can be arranged by contacting us as sole agents today.





ENTRANCE HALL Radiator, under stair cupboard, stairs to first floor, doors to:

WC Window to front aspect, radiator, WC, hand wash basin, part tiled.

LOUNGE 15' x 12' 05" (4.57m x 3.78m) Window to front aspect, twin windows to side aspect, 2 radiators, feature fireplace and surround.

DINING ROOM 13' 12" x 05 max' (4.27m x 1.52m) Window and double doors to rear aspect, radiator, built in wardrobes.

KITCHEN 10' 01" x 9' 01" (3.07m x 2.77m) Window to rear aspect, door to utility room, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, built in double oven, hob and extractor, integrated fridge, freezer and dishwasher, spot lighting.

UTILITY ROOM 9' 03" x 8' 01" (2.82m x 2.46m) Window and door to rear garden, electric heater, range of cupboards, units and work surfaces, plumbing for washing machine, space and vent for tumble dryer, tile flooring, personal door to garage.

FIRST FLOOR Landing - Window to side, airing cupboard housing boiler, doors to:

BEDROOM 1 15' 02" x 12' 04" (4.62m x 3.76m) Window to front aspect, radiator, extensive range of fitted wardrobes, cupboards and dresser units, door to:

ENSUITE Shower cubicle, hand wash basin, WC, extractor.

BEDROOM 2 12' 04" x 12' 03" (3.76m x 3.73m) Window to rear aspect, radiator, built in wardrobes, access to loft.

BEDROOM 3 9' 11" x 7' (3.02m x 2.13m) Window to front aspect, floor to ceiling radiator, built in desk unit.

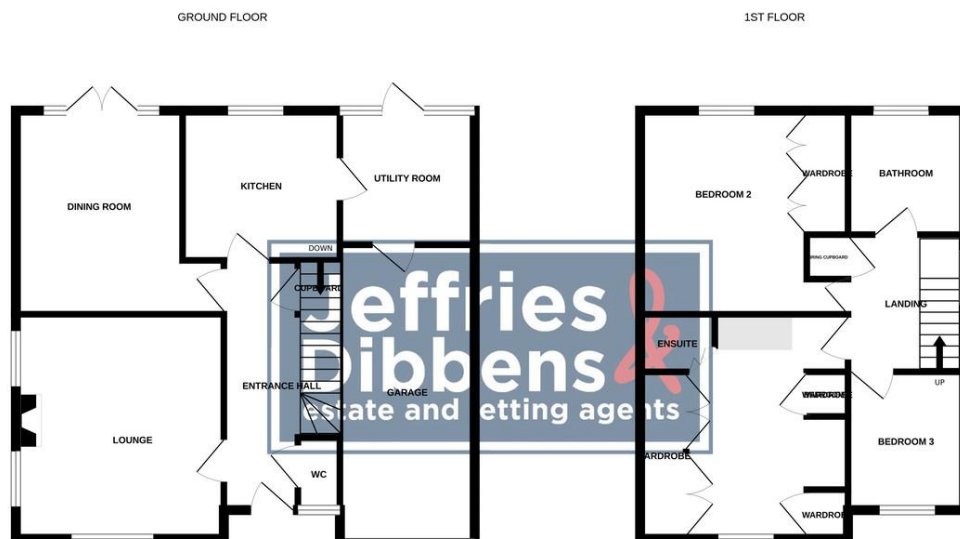
BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with extensive vanity surround, cupboards and lighting.

OUTSIDE Front - Block paved driveway providing off road parking, lawned area, gated side access to rear garden.

GARAGE Electric roller door, light and power.

REAR GARDEN Corner plot rear garden that is predominantly laid to patio with various brick built flower beds and borders, outside lighting and tap, BBQ, timber shed.

SUMMER HOUSE 12' 11" x 12' 05" (3.94m x 3.78m) Window to side, double doors to garden, multiple power points, light external power points.



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 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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