



**£350,000**  
**Masefield Crescent**  
Cowplain, PO8 8JT

## PROPERTY SUMMARY

We are delighted to offer for sale this wonderful 3 bedroom semi detached property tucked away in a quiet cul-de-sac in Cowplain. This spacious family property has been modernised throughout by the current owners and is sure to attract immediate interest and internal viewings are highly recommended. The property boasts 3 double first floor bedrooms and a 4 piece bathroom suite and on the ground floor there is a superb fitted kitchen/dining room and large lounge. Externally low maintenance private rear garden and a block paved driveway to the front providing of road parking. To arrange your viewing contact us today.

- 3 
- 1 
- 2 





**ENTRANCE HALL** Window and door to front aspect, radiator, door to kitchen, door to:

**LOUNGE** 19' 10" Max x 17' 4" Max (6.05m x 5.28m) Windows to front and rear aspect, double doors to rear garden, 2 radiators, stairs to first floor, double doors to:

**KITCHEN/DINER** 23' 6" max x 13' 6" max L Shaped (7.16m x 4.11m) Window to front and rear aspect, 2 radiators, range of fitted cupboards, units and work surfaces with inset sink unit, integrated dishwasher, oven, hob and extractor, space for American style fridge freezer, plumbing for washing machine, wall mounted boiler.

**LANDING** Access to loft, storage cupboard, doors to:

**BEDROOM 1** 12' 11" x 10' 10" (3.94m x 3.3m) Window to front aspect, radiator.

**BEDROOM 2** 10' 11" x 9' 1" (3.33m x 2.77m) Window to rear aspect, radiator, built in wardrobe.

**BEDROOM 3** 10' 10" x 7' 5" (3.3m x 2.26m) Window to front aspect, radiator, over stair storage recess.

**BATHROOM** Window to rear aspect, panelled bath, W.C, shower cubicle, hand wash basin.

## **OUTSIDE**

**REAR GARDEN** Artificially laid lawn, decking area, outside tap, gated access to front.

**FRONT** Block paved providing off road parking, outside tap.

**AGENTS NOTES** The vendor has informed us that they have planning permission until February 2027 for a loft conversion.





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		84 B
69-80	C	72 C	
55-68	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



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