



£330,000

Linda Grove

Cowplain, PO8 8UY

PROPERTY SUMMARY

Tucked away in a very popular cul-de-sac and within walking distance of shops, doctors and bus routes we are delighted to offer for sale this beautifully presented 2 bedroom semi detached bungalow in Linda Grove. This extended property will attract immediate interest and internal viewings are strongly advised. The property boasts 2 bedrooms, a large, modern fitted kitchen, re-fitted shower room and a further reception room/sun lounge. Externally there is a low maintenance rear garden and a block paved driveway providing off road parking. To arrange your viewing contact us as sole agents today.

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ENTRANCE HALL Door to side, radiator, access to loft, doors to:

BEDROOM 2 10' x 8' (3.05m x 2.44m) Window to front aspect, radiator.

LOUNGE 15' 10" x 12' 3" (4.83m x 3.73m) Window to front aspect, radiator.

SHOWER ROOM Window to side aspect, heated towel rail, shower cubicle, WC, hand wash basin with vanity surround and cupboard under, tiled surround, tiled flooring, spot lighting.

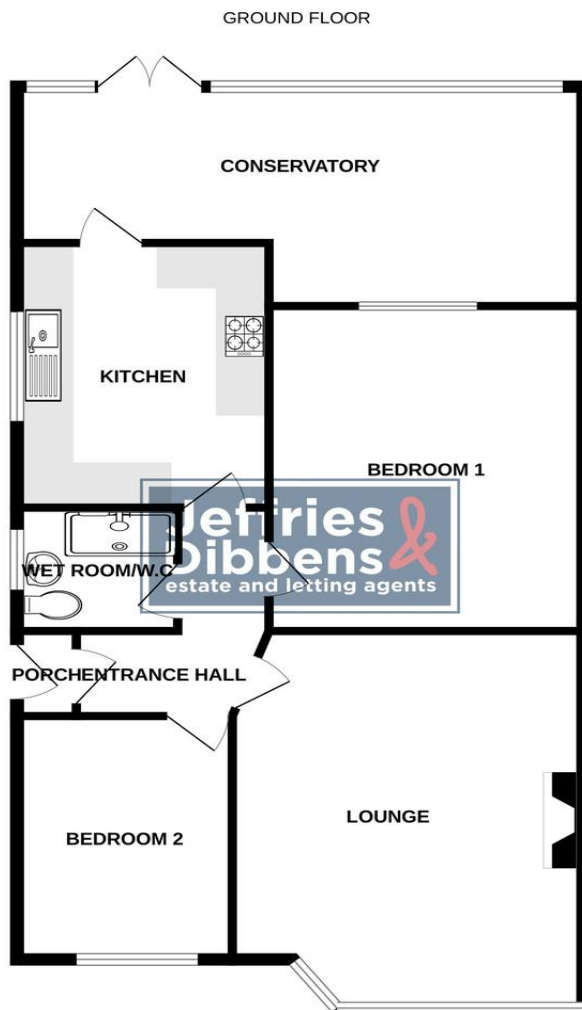
BEDROOM 1 12' 10" x 10' 11" (3.91m x 3.33m) Window to rear aspect, radiator, wardrobes to remain.

KITCHEN 9' 5" x 9' 4" (2.87m x 2.84m) Window to side aspect, door to rear, range of fitted cupboards, units and work surfaces, space for cooker with extractor good over, 1 1/2 bowl sink unit with mixer tap over, space for fridge and freezer, wall mounted boiler.

RECEPTION ROOM 20' 01" x 8' 1" (6.12m x 2.46m) Window and double doors to rear garden, radiator, work surface with cupboards over, plumbing for washing machine, space for tumble dryer, part tiled flooring.

OUTSIDE Front - Block paved and providing off road parking, gated side access to:

REAR GARDEN Mostly laid to Indian Sandstone Paving, patio area, area laid to slate chippings, outside light and tap, timber shed with light and power.



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		87 B
69-80	C		
55-68	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.

**Jeffries
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