



OFFERS OVER  
**£284,200**

**Lawnswood Close**

Cowplain, PO8 8RU

## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac and within walking distance of several popular schools we are delighted to offer for sale this extended 3 bedroom property in Lawnswood Close. We believe this property is an ideal first time or investment purchase and internal viewings are strongly advised. This property requires a little modernisation in places and offers a wonderful opportunity to be improved throughout. There are 3 double bedrooms on the first floor, shower room, extended lounge/diner and an extended kitchen/breakfast room. There is an integral garage with driveway parking and a rear garden. Offered with no forward chain contact us to arrange your viewing.

- 3 
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**ENTRANCE HALL** Windows to front and side aspects, entrance to garage, door to:

**LOUNGE/DINER** 32' 09" x 16' 01" (9.98m x 4.9m) Windows to front and rear aspects, 2 radiators, under stair cupboard, stairs to first floor

**KITCHEN/BREAKFAST ROOM** 15' 03" x 9' 03" (4.65m x 2.82m)

Window and door to rear aspect, radiator, range of fitted cupboards, units and work surfaces, 1 1/2 bow sink unit with mixer tap, space for cooker, plumbing for washing machine.

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

**BEDROOM 1** 13' 10" x 11' 05" (4.22m x 3.48m) Window to front aspect, radiator, built in wardrobes.

**BEDROOM 2** 11' 03" x 10' 06" (3.43m x 3.2m) Window to rear aspect, radiator.

**BEDROOM 3** 11' 02" x 7' 04" (3.4m x 2.24m) Window to front aspect, radiator.

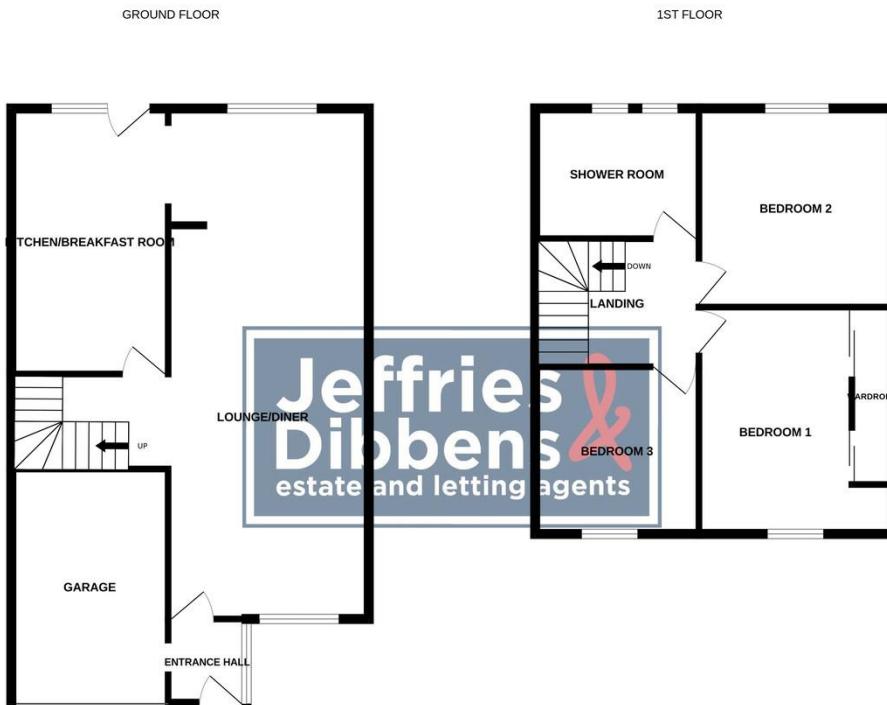
**SHOWER ROOM** Two windows to rear aspect, radiator, shower, WC, hand wash basin, wall mounted boiler.

**OUTSIDE** Front - Lawned area, own driveway leading to:

**REAR GARDEN** Lawned and decked areas, rear access, outside tap.

**GARAGE** Up and over door.





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. No measurements have been taken for any error, omission or mis-statement. This 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 condition can therefore be given.

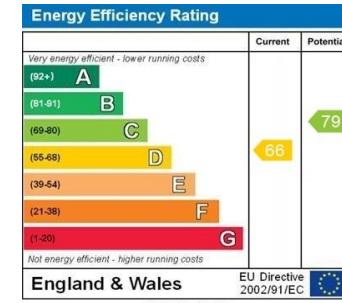
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**LOCAL AUTHORITY**  
Havant Borough Council

**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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