



£425,000

50 Kingscote Road

Waterlooville, PO8 8QB

PROPERTY SUMMARY

No forward chain!!! We are delighted to offer for sale this spacious 4 bedroom semi-detached property in a popular area of Cowplain. This fabulous family home is presented to a high standard throughout and internal viewings are very strongly advised. The property benefits from a double storey extension and now boasts 4 well-proportioned first floor bedrooms with dressing area in the master, 2 bathroom suites, 2 reception rooms and a fitted kitchen. Externally there is a large rear garden with an 18 x 16 outbuilding/bar, garage and considerable off road parking. Local schools and shops are close by and early interest is expected. To arrange your viewing contact us as sole agents today.





ENTRANCE HALL Windows to front and side aspects, door to front, radiator, stairs to first floor, door to:

LOUNGE 17' 09" max x 16' (5.41m x 4.88m) Bay window to front aspect, window to side aspect, radiator, under stair cupboard, spot lighting, door to:

KITCHEN 17' 10" x 8' 04" (5.44m x 2.54m) Window to side aspect, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, integrated oven, hob, extractor and dishwasher, plumbing for washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler, spot lighting, tiled flooring, breakfast bar, part open plan to:

DINING ROOM 12' 11" x 10' 07" (3.94m x 3.23m) Sliding doors to rear garden, radiator, door to:

INNER HALL Window to side aspect, wall cupboards, door to:

SHOWER ROOM Window to side aspect, shower cubicle, hand wash basin, WC, extractor, electric wall heater.

FIRST FLOOR Landing - Window to side aspect, access to loft, doors to:

BEDROOM 1/DRESSING AREA 20' 06" x 9' (6.25m x 2.74m) Window to rear aspect, radiator, spot lighting.

BEDROOM 2 11' 11" x 7' 10" (3.63m x 2.39m) Window to front aspect, radiator.

BEDROOM 3 9' 06" x 8' 04" (2.9m x 2.54m) Window to rear aspect, radiator.

BEDROOM 4 9' 05" x 6' 08" (2.87m x 2.03m) Window to front aspect, radiator, over stair cupboard and shelving.

BATHROOM 8' 11" x 5' 06" (2.72m x 1.68m) Window to side aspect, radiator, panelled bath with shower over, handwash basin with vanity surround and cupboard under, WC, spot lighting, extractor.

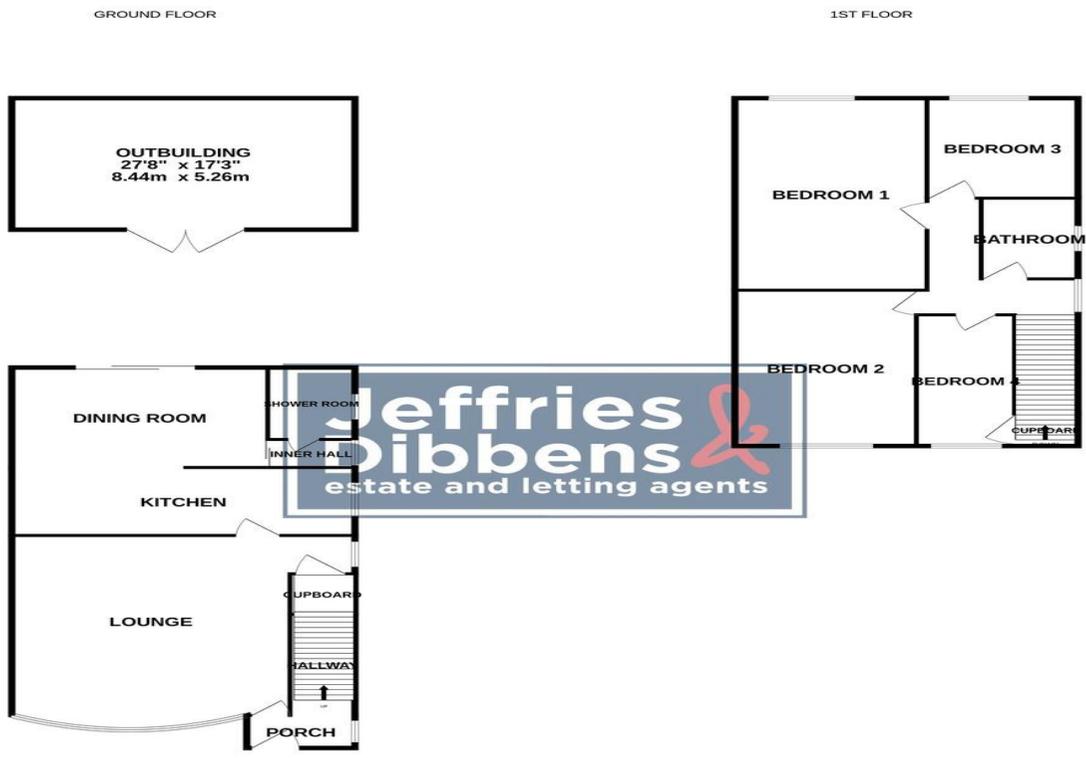
OUTSIDE Front - Mostly paved and providing off road parking, shared driveway to:

GARAGE Up and over door, light and power, personal door to:

REAR GARDEN Large rear garden which is mostly laid to lawn and has a large patio area, raised decked area, outside power points, tap and lighting, gated side access.

OUTBUILDING/BAR 18' 10" x 16' 02" (5.74m x 4.93m) Double doors to front, light and power, spot lighting.





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

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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