

£285,000

Cherry Tree Avenue

Cowplain, PO8 8AT

PROPERTY SUMMARY

With impressive views over Waterlooville Golf Club and within walking distance of popular schools, green spaces and protected woodlands we are delighted to offer for sale this wonderful 3 bedroom house in Cherry Tree Avenue. We believe this property is an ideal first time purchase and internal viewings are strongly advised. The property boasts 3 first floor bedrooms, a modern shower room, through lounge/diner and fitted kitchen. Externally there is a lovely rear garden and a garage with additional parking. There is no forward chain and early interest is expected. Contact us as sole agents to arrange your viewing.





ENTRANCE PORCH Door and window to front aspect, door to:

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

LOUNGE/DINER 23' 08" x 10' 04 max" (7.21m x 3.15m) Windows to front and rear aspects, 2 radiators, electric fire, door to:

KITCHEN 9' 06" x 8' (2.9m x 2.44m) Window and door to rear aspect, range of cupboards, units and work surfaces with inset sink unit, plumbing for washing machine, space for fridge freezer and cooker with extractor over.

FIRST FLOOR Landing - Access to loft, airing cupboard, doors to:

BEDROOM 1 13' 02 into wardrobes" x 9' 11" (4.01m x 3.02m) Window to front aspect with views over the golf course, radiator, fitted wardrobes.

BEDROOM 2 10' 04" x 9' 09" (3.15m x 2.97m) Window to rear aspect, radiator.

BEDROOM 3 8' 01" x 5' 10" (2.46m x 1.78m) Window to front aspect with views over the golf course, radiator.

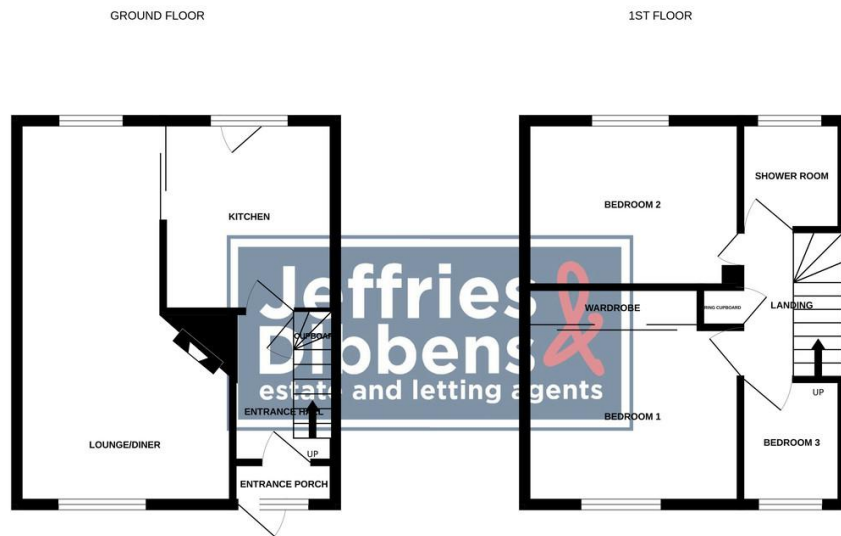
SHOWER ROOM Window to rear aspect, radiator, shower cubicle, hand wash basin and WC with vanity surround and cupboards under, fully tiled.

OUTSIDE Front - Walled and fenced front garden with various shrubs and plants.

REAR GARDEN Mostly laid to patio and shingle with vast array of established plants, flowers and shrubs, rear pedestrian access to:

GARAGE Up and over door with light and power and personal door to garden. Additional parking in front of garage.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

EPC TO FOLLOW

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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