

£335,000

Wesermarsch Road

Cowplain, PO8 8JJ

PROPERTY SUMMARY

We are delighted to offer for sale this stunning 3 bedroom end of terrace house tucked away in a quiet cul-de-sac in Cowplain. This beautiful extended home is an ideal first purchase and internal viewings are very strongly advised. The property benefits from 3 first floor bedrooms, a stunning brand new bathroom suite, large lounge, modern fitted kitchen/breakfast room, dining room, utility and additional WC. There is a fabulous south facing garden with direct access to the garage which provides off road parking and a front garden which is newly laid to artificial lawn. We believe this immaculate family home will attract immediate interest and internal viewings are essential to fully appreciate all that is on offer.





ENTRANCE HALL Door to front, 3 storage cupboards, door to:

LOUNGE 18' 02 max" x 15' 03 max" (5.54m x 4.65m) Bay window to front aspect, radiator, electric fire, door to:

DINING ROOM 8' 08" x 8' 02" (2.64m x 2.49m) Radiator, stairs to first floor, open to kitchen/breakfast room, door to:

UTILITY ROOM 8' 03 max" x 6' 07 max" (2.51m x 2.01m) Work surface with cupboard above and plumbing for washing machine, door to:

WC WC, hand wash basin.

KITCHEN/BREAKFAST ROOM 12' 09" x 11' 01" (3.89m x 3.38m) Window and double doors to rear garden, radiator, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl enamel sink unit and mixer tap, space for 'Range' style cooker with extractor over, space for fridge freezer.

FIRST FLOOR Landing - access to loft, doors to:

BEDROOM 1 13' 01" x 10' 04" (3.99m x 3.15m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 11' 04 max" x 9' 08" (3.45m x 2.95m) Window to rear aspect, radiator, built in wardrobes.

BEDROOM 3 10' 05" x 5' 01" (3.18m x 1.55m) Window to front aspect, radiator, built in wardrobe, built in cupboard.

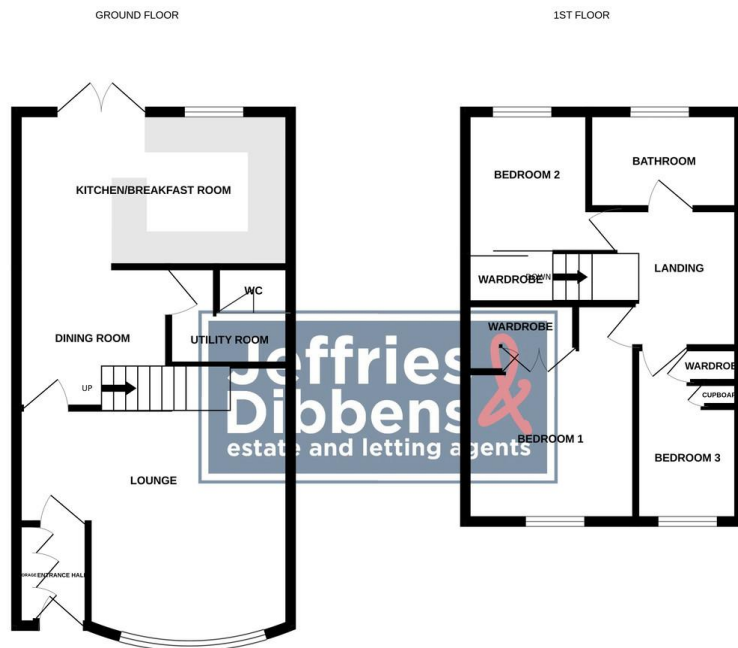
BATHROOM Window to rear aspect, radiator, panelled bath with shower over, hand wash basin and WC with extensive vanity surround and cupboards under, fully tiled, spot lighting.

OUTSIDE Front & Side Garden - Fully laid to artificial lawn, gated side access to:

REAR GARDEN Beautifully presented and low maintenance south facing garden which has a large patio area and mostly paved throughout, slate chipping borders, raised covered seating area, outside tap, light and tap, personal door to:

GARAGE Up and over door, light and power, extended to provide additional storage.





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 or omission in this 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		
69-80	C	70 C	76 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.

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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