



£269,000
Magpie Walk
Cowplain, PO8 9UZ

PROPERTY SUMMARY

We are delighted to offer for sale this this beautifully presented 3 bedroom family home in Magpie Walk. The property has boasts a wonderfully presented open plan kitchen, large lounge, 3 first floor double bedrooms and a fabulous fitted bathroom suite. Externally there is a low maintenance rear garden with a garage to the front. We believe this property is an ideal first time or investment purchase. To arrange your viewing contact Jeffries & Dibbens as sole agents today.





ENTRANCE HALL Two radiators, stairs to first floor, opening to kitchen/diner, door to:

WC Window to front aspect, wash hand basin, W.C.

KITCHEN/DINER 16' 7" x 9' 6" (5.05m x 2.9m) Window to front aspect, a range of wall and base units incorporating sink with drainer unit, built in oven with hob and extractor fan over, built in grill, integrated in slim line dishwasher, integral fridge freezer, wall mounted boiler.

LOUNGE/DINER 15' 9" x 12' 6" (4.8m x 3.81m) Window to rear aspect, radiator, door to:

REAR LOBBY Door to rear garden.

LANDING Access to loft, built in cupboard, access to all first floor rooms.

BEDROOM 1 13' 7" x 10' 9" (4.14m x 3.28m) Window to front aspect, radiator.

BEDROOM 2 12' 6" x 8' 1" (3.81m x 2.46m) Window to rear aspect, radiator.

BEDROOM 3 9' 11" x 7' 5" (3.02m x 2.26m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

OUTSIDE

REAR GARDEN Area laid to artificial lawn, brick built shed, gated rear access.

FRONT GARDEN Shared drive, pathway leading to front.



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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 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.



OFFICE ADDRESS
226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT
023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk