

**£343,000**

**Hemsley Walk**

Cowplain, PO8 8JW

## PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this very well presented 3 bedroom property in a requested area of Cowplain. We believe this property is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 double bedrooms, a 4 piece bathroom suite, an open plan kitchen with through lounge/diner and downstairs WC. Externally there is a private rear garden and large driveway providing off road parking. To arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Stairs leading to first floor, door leading to:

**WC** Window to front aspect, radiator, W.C

**KITCHEN** 13' 4" x 9' 6" (4.06m x 2.9m) Window to front aspect, vertical radiator, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, space for fridge/freezer, space and plumbing for washing machine and dish washer, opening to:

**LOUNGE/DINER** 19' 11" x 13' 0" (6.07m x 3.96m) Window to rear aspect, bi-folding doors to rear aspect, radiator.

#### **LANDING**

**BEDROOM 1** 14' 4" x 10' 1" (4.37m x 3.07m) Window to rear aspect, radiator.

**BEDROOM 2** 11' 9" x 10' 0" (3.58m x 3.05m) Window to front aspect, radiator.

**BEDROOM 3** 13' 5" x 9' 8" (4.09m x 2.95m) Window to rear aspect, radiator.

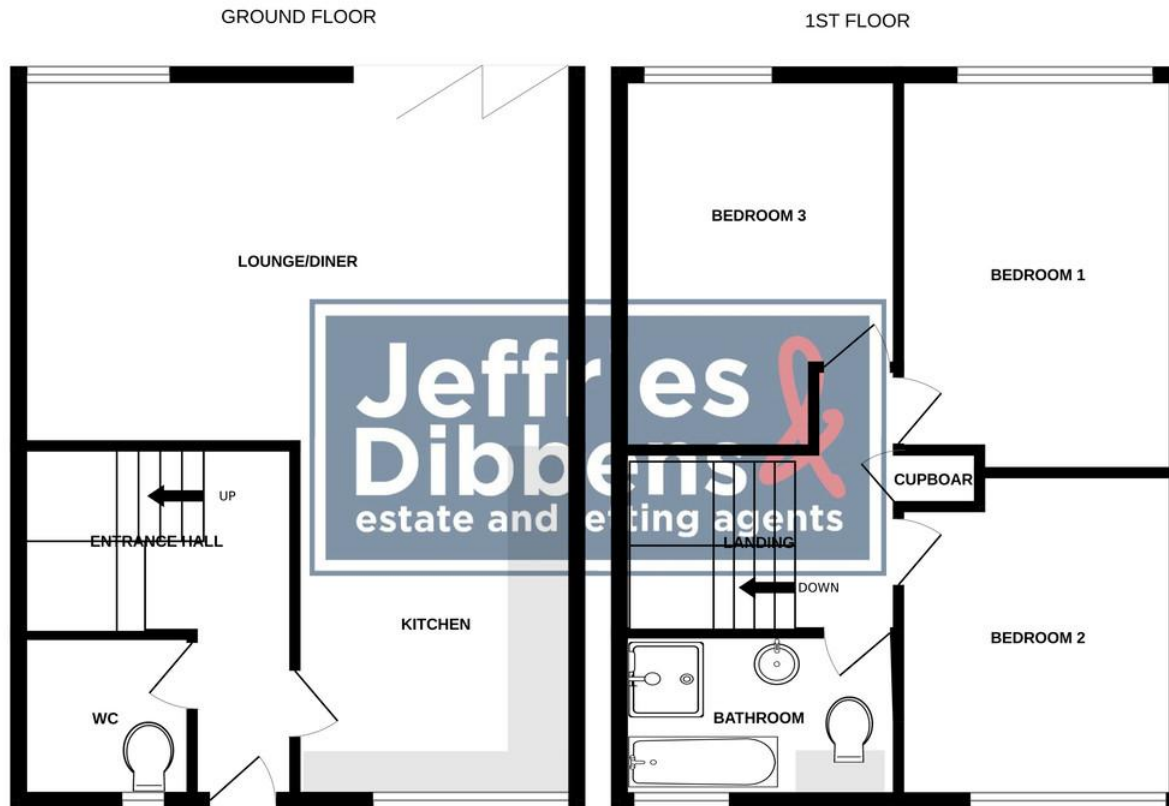
**BATHROOM** Window to front aspect, heated towel rail, shower cubicle, panelled bath, wash hand basin, W.C.

#### **OUTSIDE**

**REAR GARDEN** Patio area, artificial lawn, gated side access, shed.

**FRONT GARDEN** Large driveway providing ample off road parking, outside tap.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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