



**£335,000**

**Ash Close**

Cowplain, PO8 8TU

## PROPERTY SUMMARY

Tucked away in a quiet popular cul-de-sac and offered for sale with no forward chain, we are delighted to offer for sale this 2 bedroom detached bungalow in Ash Close. The property has a large number of benefits and internal viewings are very strongly advised. The property has 2 well proportioned bedrooms, a large lounge, bathroom suite and fitted kitchen. Externally there is a good sized west facing garden and a detached garage with its own driveway providing off road parking. Early interest is expected so to arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Radiator, boiler cupboard, storage cupboard, access to loft, doors to:

**BEDROOM 2** 10' x 9' 10" (3.05m x 3m) Window to front aspect, radiator.

**LOUNGE/DINER** 17' x 11' 5" (5.18m x 3.48m) Window to front aspect, radiator, gas fire.

**BEDROOM 1** 13' 8" x 10' 10" (4.17m x 3.3m) Window to rear aspect, radiator.

**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower, WC, hand wash basin, electric heater.

**KITCHEN** 10' 6" x 10' 5" (3.2m x 3.18m) Windows to side and rear aspects, door to side, radiator, range of fitted cupboards, units and work surfaces, sink unit with mixer tap, space for cooker with extractor over, space for fridge freezer, plumbing for washing machine, part tiled.

## **OUTSIDE**

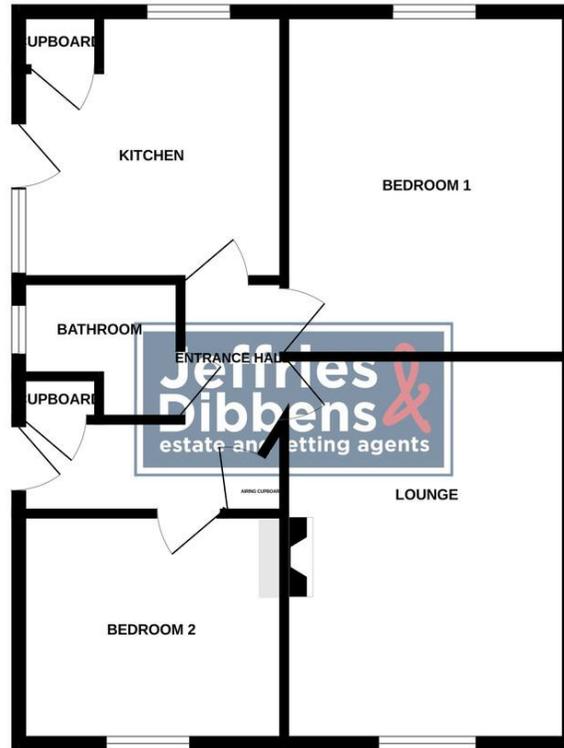
**FRONT** - Walled front garden with lawned area.

**REAR GARDEN** Mostly laid to lawn with decked area, outside tap, shingle area.

**GARAGE** Up and over door, own driveway.



GROUND FLOOR



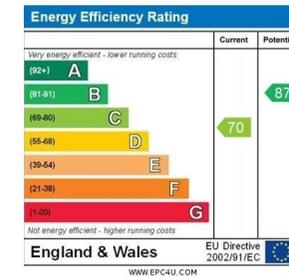
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in conjunction with 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 D

**VIEWINGS**  
By prior appointment only



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  
Dibbens &**  
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