



£265,000

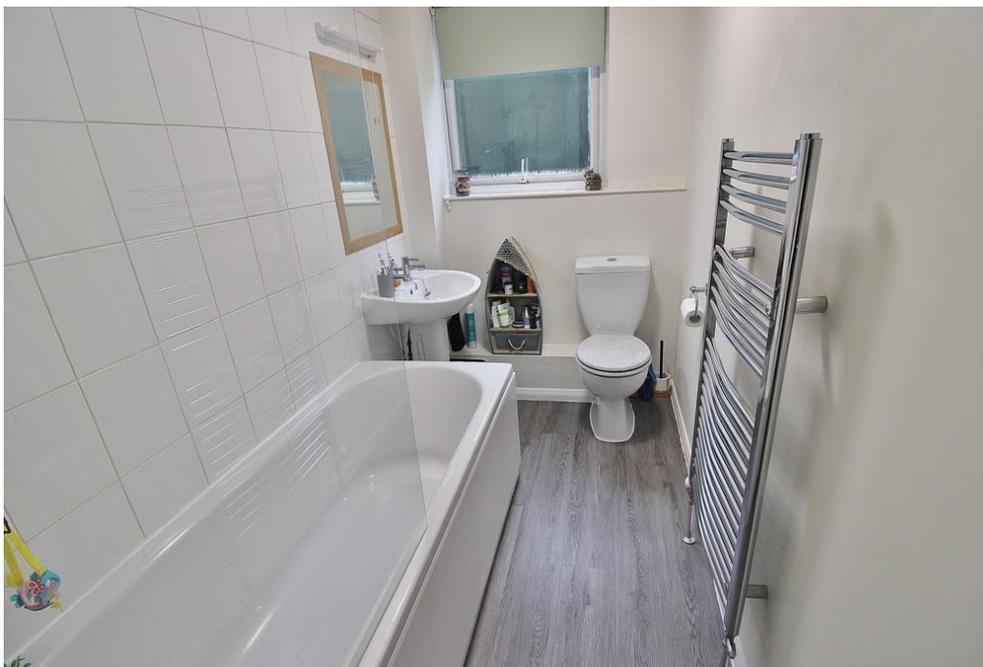
Robin Gardens

Cowplain, PO8 9XE

PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this very well presented 3 bedroom end of terrace house in Cowplain. The property boasts a wonderful wooded outlook and early interest is expected. The property benefits from 3 double bedrooms, a modern bathroom suite, modern fitted kitchen/diner, additional WC and a large lounge. Externally there is a low maintenance rear garden and a garden to the front. We believe this property is an ideal first purchase and internal viewings are very strongly advised.





ENTRANCE HALL Door to front, radiator, storage cupboard, tiled flooring, doors to:

WC Window to front aspect, WC, hand wash basin with vanity surround, tiled flooring.

KITCHEN/DINER 15' 11" max x 15' 10" max (4.85m x 4.83m) Window to front aspect, radiator, range of modern fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer, wall mounted boiler, tiled flooring, spot lighting.

LOUNGE 16' 03" x 16' 01" (4.95m x 4.9m) Double doors to rear garden, radiator, stairs to first floor, door to:

REAR LOBBY 4' 06" x 4' 05" (1.37m x 1.35m) Door to rear garden.

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

BEDROOM 1 13' 07" x 10' 11" (4.14m x 3.33m) Window to front aspect, radiator, built in wardrobes.

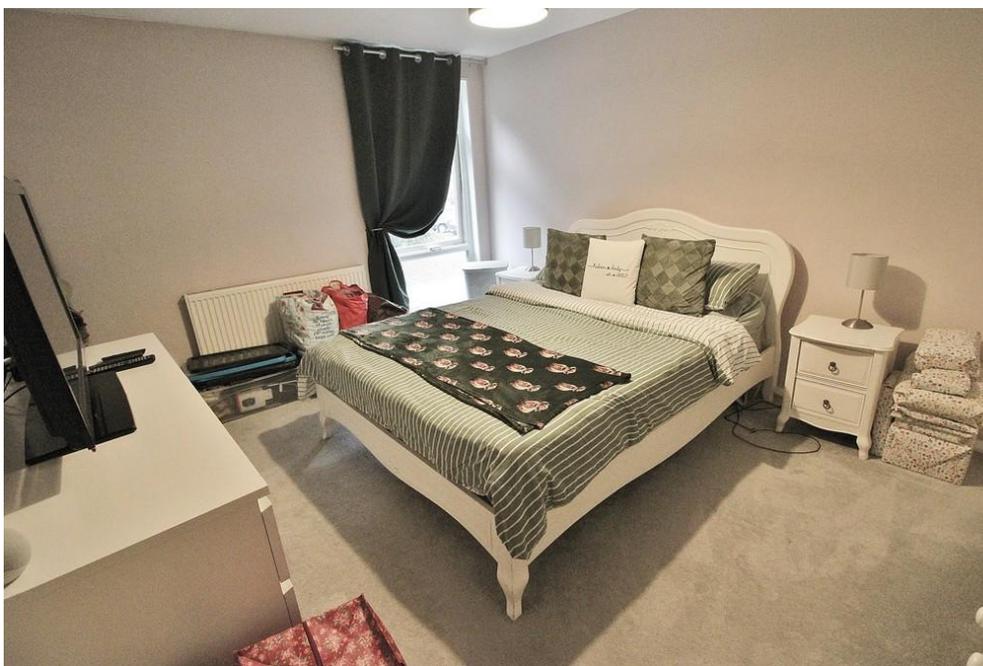
BEDROOM 2 14' 11" max x 10' max (4.55m x 3.05m) Window to rear aspect, radiator.

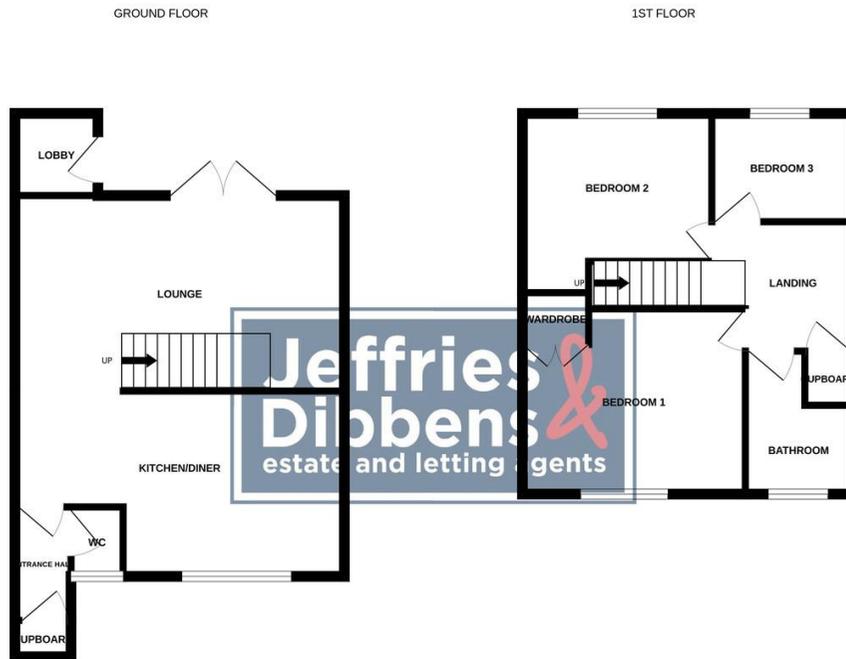
BEDROOM 3 9' 08" x 7' 05" (2.95m x 2.14m) Window to rear aspect, radiator.

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

OUTSIDE Front - Garden laid to lawn, storage shed.

REAR GARDEN Landscaped rear garden which is mostly laid to artificial lawn, decked area, shed, gated rear access.





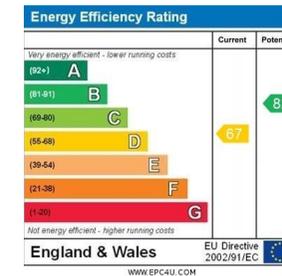
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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