



OFFERS OVER
£250,000

2 Linnet Close

Cowplain, PO8 9UY

PROPERTY SUMMARY

No Forward chain! We are delighted to offer for sale this well presented family home in Linnet close. This property benefits from a large kitchen/diner, spacious lounge with a downstairs WC. To the first floor there are three well portioned bedrooms with fitted wardrobes, 3 piece bathroom suite & storage cupboards. Externally there is lovely garden with rear access and a front garden. We believe this property would be perfect for a first time buyer or an investment purchase, internal viewings are strongly recommended. To arrange your viewing contact Jeffries & Dibbens as sole agents today on 02392 231 100.





ENTRANCE HALL Radiator, storage cupboard housing gas and electric meters, entrance through to kitchen, door to:-

DOWNSTAIRS WC Window to front aspect, radiator, WC, hand wash basin with taps.

KITCHEN/DINER 15' 09" x 13' 09" (4.8m x 4.19m) Window to front aspect, part tiled surround with a range of wall & base units incorporating stainless steel sink with drainer and taps, four ring gas hob with oven under and hood above, space for tall fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumbler dryer, door to:-

LOUNGE 15' 09" x 12' 05" (4.8m x 3.78m) Radiator, stairs to first floor, sliding doors into the garden.

FIRST FLOOR

LANDING Storage cupboard, access to loft, doors to all first floor rooms.

MASTER BEDROOM 13' 09" x 10' 08" (4.19m x 3.25m) Window to front aspect, radiator, built-in wardrobe.

BEDROOM 2 14' 08" x 8' 01" (4.47m x 2.46m) Window to rear aspect, radiator, built-in wardrobe.

BEDROOM 3 9' 09" x 7' 05" (2.97m x 2.26m) Window to rear aspect, radiator.

BATHROOM Window to front aspect, part tiled surround, WC, panelled enclosed bath with shower over and taps, freestanding hand wash basin with mixer taps.

OUTSIDE

FRONT Gated front garden, mostly laid to lawn with pathway to front door.

REAR GARDEN Decked areas, brick-built sleepers with plants & flowers, brick-built shed, shingle pathway to rear access.

GROUND FLOOR

1ST 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 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	71 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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