property details **approval form**

22 Cowdray Close, SOUTHAMPTON, Hampshire, SO16 8EB
Date: 20 November 2026 **Property Ref and Version:** SOU118521 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

£300,000

Tenure: Freehold

>> key features

- No onward chain
- Cul-de-sac location
- Private driveway with a dropped kerb for up to 3 vehicles
- Enclosed rear garden with a generous paved patio, lawn, and summerhouse with power and lighting
- Built-in storage to both the first and second double bedrooms
- Conveniently located near Southampton General Hospital
- EPC Rating: D

>> short description

Situated in the residential cul-de-sac of Cowdray Close, Southampton, this three-bedroom semi-detached home offers well-proportioned living accommodation within easy reach of Southampton General Hospital.

>> long description

Upon entering through the hallway, you are welcomed into a bright and spacious lounge featuring a front-aspect window, carpeted flooring and a central tiled fireplace. The space flows seamlessly into the separate dining room at the rear, which enjoys views over the garden and provides ample space for family meals. Adjacent to the dining area is the fitted kitchen, equipped with warm coloured cabinetry, generous worktop surfaces, room for appliances, and direct access out to the rear garden.

Upstairs, the first-floor landing leads to three bedrooms and the family bathroom. The primary and secondary double bedrooms both feature built in storage to maximise floor space. The third bedroom offers a versatile space that would be perfect as a single room, child's bedroom, or home office. Completing the upper level is a modern family bathroom with shower/bath, toilet and sink.

To the rear, the enclosed garden is predominantly laid to a generous paved patio area, alongside a section of lawn, planted borders, and a charming octagonal summerhouse with its own power and lighting.

To the front is a driveway via a dropped kerb, providing off street parking for up to 3 cars.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

>> directions

>> Agent Note

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>> room description

Hallway
Lounge
13' 9" x 12' 6" (4.19m x 3.81m)
Diner
10' 2" x 8' 2" (3.10m x 2.49m)
Kitchen
10' 6" x 7' 3" (3.20m x 2.21m)
Landing
Bedroom 1
13' 9" x 8' 2" (4.19m x 2.49m)
Bedroom 2
9' 2" x 8' 10" (2.79m x 2.69m)
Bedroom 3
7' 3" x 6' 11" (2.21m x 2.11m)
Bathroom

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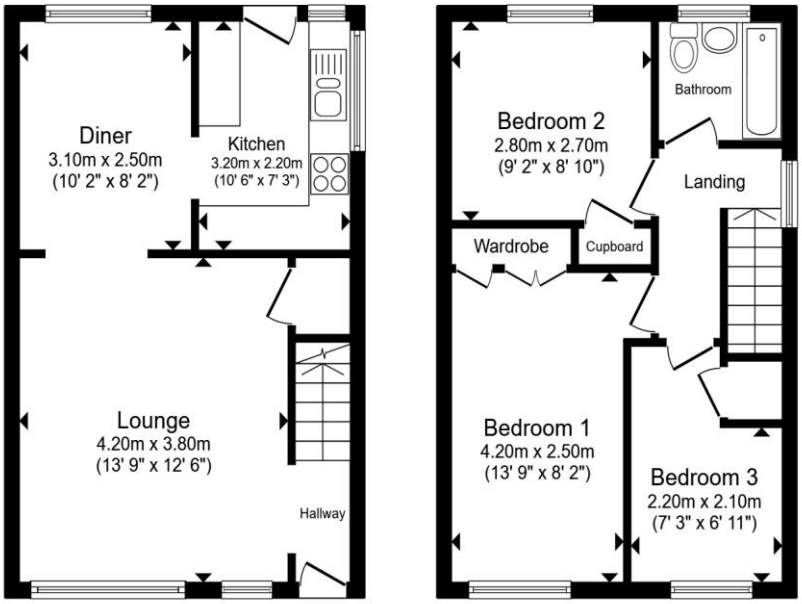
>> floor plan



Ground Floor **First Floor**

Total floor area 73.0 m² (785 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

>> approval

	Signature	Date
Kevin Freemantle		
Miss C. Fletcher		