



**£269,995**  
**Fulmer Walk,**  
Cowplain, PO8 9UR

## PROPERTY SUMMARY

We are delighted to offer for sale this spacious 3 bedroom family property located in Cowplain. The property offers a considerable amount accommodation and internal viewings are strongly advised. There are 3 well proportioned first floor bedrooms, fitted bathroom suite, large kitchen/diner, large lounge, conservatory and an additional WC. Externally there is a garage providing off road parking and a pleasant south facing rear garden. To arrange your viewing contact us as sole agents today.





**ENTRANCE PORCH** Storage cupboard, front door to:

**ENTRANCE HALL** Radiator, cupboard and door to:

**WC** Window to front, wash basin and W.C.

**KITCHEN/BREAKFAST ROOM** 16' 7" x 15' 8" (5.05m x 4.78m) Window to front, work surfaces incorporating 1 & 1/2 bowl sink unit with mixer tap, range of wall and base units with space for cooker with extractor over, space and plumbing for washing machine and dishwasher, wall mounted boiler.

**LOUNGE/DINER** 22' 11" x 15' 9" (6.99m x 4.8m) Radiator, stairs to first floor, 2 sets of sliding doors to:

**CONSERVATORY** 8' 5" x 8' (2.57m x 2.44m) Door to rear garden, window to side, light and power, tiled flooring.

**FIRST FLOOR** Landing - Access to loft, airing cupboard, doors to all first floor rooms.

**BEDROOM 1** 13' 7" x 10' 10" (4.14m x 3.3m) Window to front, radiator and fitted wardrobes.

**BEDROOM 2** 12' 9" x 8' 1" (3.89m x 2.46m) Window to rear, radiator.

**BEDROOM 3** 9' 10" x 7' 5" (3m x 2.26m) Window to rear, radiator.

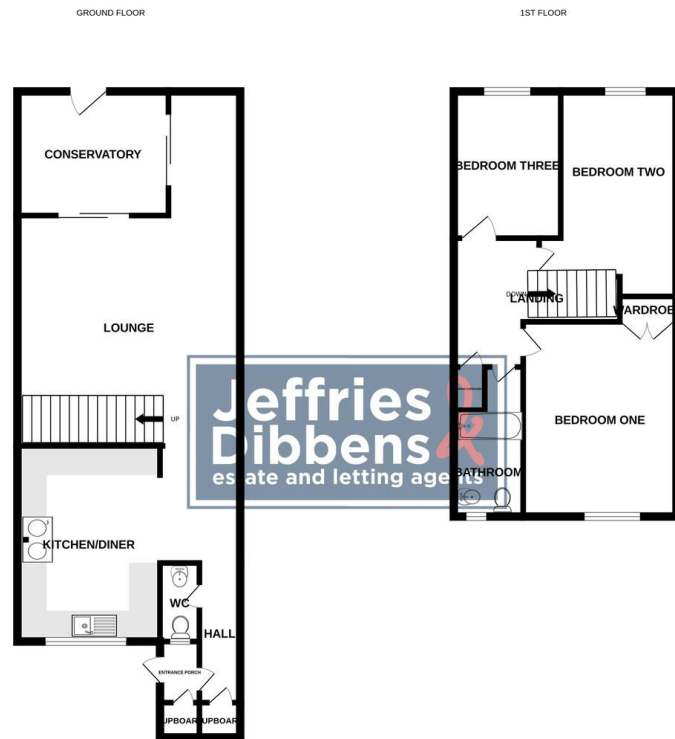
**BATHROOM** Window to front, radiator, panelled bath with shower over. Wash basin and W.C.

**OUTSIDE** Front - Gated and walled front garden.

**GARAGE** Up and over door, power and light.

**REAR GARDEN** Decking area leading to paved area, shed, outside power and gated rear access.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memphis 02/20

**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		
69-80	C		72 C
55-68	D	67 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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