

**£375,000**

**Fairbourne Close**

Cowplain, PO8 8RL

## PROPERTY SUMMARY

Located in a popular cul-de-sac and within walking distance of several popular schools we are delighted to offer for sale this significantly extended 3 bedroom semi detached property in Cowplain. This impressive family home needs to be viewed internally to be fully appreciated. The property boasts 3 first floor double bedrooms with en-suite facilities to the master bedroom, family bathroom, large lounge, dining room and a modern fitted kitchen/breakfast room. Externally there is a low maintenance private rear garden and a garage with own driveway providing off road parking. To arrange your viewing contact us as sole agents today!

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**ENTRANCE PORCH** Windows to front and side aspects, door to front, radiator, tiled flooring, door to:

**LOUNGE** 23' 11" x 15' 10 max" (7.29m x 4.83m) Window to front aspect, 2 radiators, under stair cupboard, stairs to first floor, double doors to dining room, door to:

**KITCHEN/BREAKFAST ROOM** 21' x 10' 08" (6.4m x 3.25m) Two windows and door to side aspect, window to rear aspect, radiator, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and mixer tap, integrated double oven, hob and extractor, integrated dishwasher, plumbing for washing machine, space for tumble dryer, fridge and freezer, spot lighting, tiled flooring.

**FAMILY ROOM** 12' 05" x 10' 11" (3.78m x 3.33m) Sliding doors to rear garden, radiator.

**FIRST FLOOR** Landing - Window to side aspect, access to loft, doors to:

**BEDROOM 1** 11' 08" x 10' 09" (3.56m x 3.28m) Window to rear aspect, radiator, built in wardrobe, bi-fold doors to:

**ENSUITE** Window to rear aspect, heated towel rail, shower, WC, hand wash basin with vanity surround and cupboard under, spot lighting, tiled.

**BEDROOM 2** 12' 05" x 11' 07" (3.78m x 3.53m) Window to front aspect, radiator.

**BEDROOM 3** 9' 03" x 8' 05" (2.82m x 2.57m) Window to front aspect, radiator.

**BATHROOM** Window to rear aspect, radiator, corner bath with shower over, hand wash basin, WC, spot lighting, part tiled.

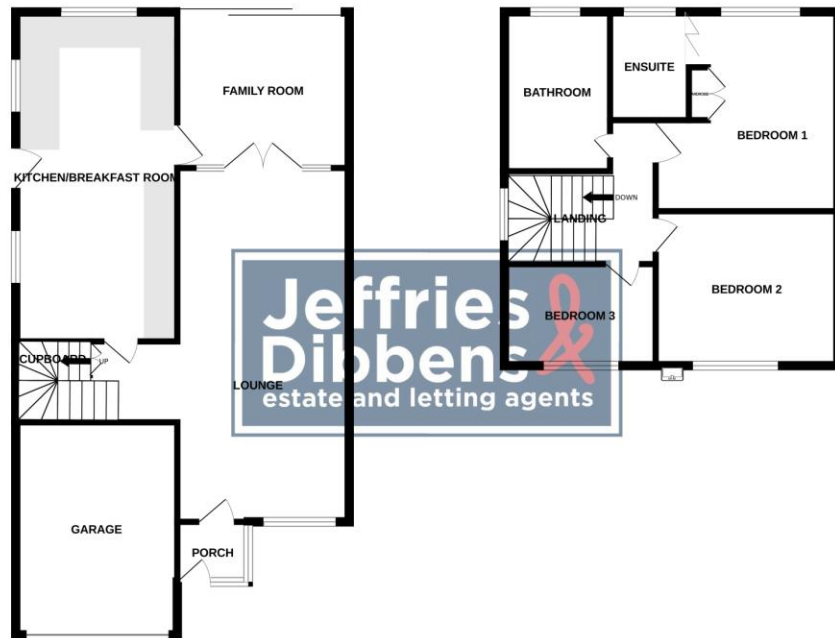
**OUTSIDE** Front - Attractive front garden with driveway leading to:

**GARAGE** Up and over door.

**REAR GARDEN** Low maintenance rear garden which is fully laid to patio, gated side access, shed, tap, lighting.

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 C

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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  
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