

**£315,000**

**Wesermarsch Road**

Cowplain, PO8 8JJ



## PROPERTY SUMMARY

We are delighted to offer for sale this very well presented 3 bedroom property in a requested area of Cowplain. We believe this property is an ideal first time purchase and internal viewings are very strongly advised. The property boasts 3 double bedrooms, a 4 piece bathroom suite, through lounge/diner and a modern fitted kitchen. Externally there is a private rear garden and a garage with own driveway providing off road parking. To arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Door to front aspect, door to:

**LOUNGE/DINER** 28' 06" x 12' 06" max (8.69m x 3.81m) Window to front aspect, sliding doors to rear, 2 radiators, under stair cupboard, stairs to first floor, entrance to:

**KITCHEN** 9' 05" x 8' 10" (2.87m x 2.69m) Window to rear aspect, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, space for fridge freezer, plumbing for washing machine and dishwasher, wall mounted boiler, spot lighting.

**FIRST FLOOR** Landing - Access to loft, doors to:

**BEDROOM 1** 14' 10" x 10' 01" (4.52m x 3.07m) Window to front aspect, radiator.

**BEDROOM 2** 13' 01" max x 9' 08" max (3.99m x 2.95m) Window to rear aspect, radiator.

**BEDROOM 3** 13' 02" max x 10' 01" max (4.01m x 3.07m) Window to front aspect, radiator.

**BATHROOM** Twin windows to rear aspect, radiator, heated towel rail, corner bath, hand wash basin, WC, shower cubicle, storage cupboard, spot lights.

**OUTSIDE** Front - Small lawned area, own driveway providing off road parking and leading to:

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

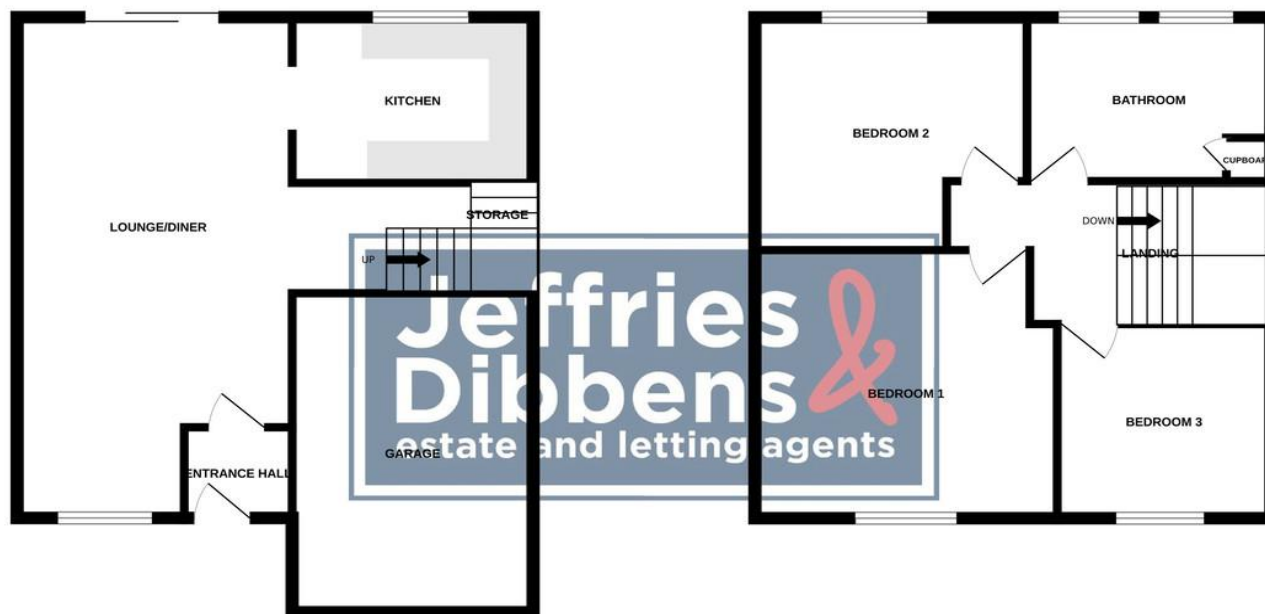
**REAR GARDEN** Well maintained rear garden which is mostly laid to lawn, patio area, flower border, gated rear access, light and power.





GROUND FLOOR

1ST FLOOR



NOT TO SCALE. FOR ILLUSTRATION PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.

**Jeffries  
Dibbens**  
estate and letting agents

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