



**£240,000**  
**Partridge Gardens**  
Cowplain, PO8 9XH

## PROPERTY SUMMARY

No forward chain! We are delighted to offer for sale this family home in Partridge gardens, this property benefits from large kitchen/breakfast room, spacious lounge, downstairs WC. To the first floor it has 3 well portioned bedrooms, bathroom suite and storage areas. Externally there is lovely rear garden with rear access. We believe this property to be an ideal first time or investment purchase and internal viewings are strongly recommended. To arrange your viewing contact Jeffries & Dibbens as sole agents today!!

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**ENTRANCE HALL** Radiator, storage cupboard housing electrical and gas meters, door to:

**WC** Window to front aspect, WC, hand wash basin with storage area under.

**KITCHEN/DINER** 15' 09" x 13' 05" (4.8m x 4.09m) Window to front aspect, radiator, part tiled surround with a range of wall and base units incorporating sink with draining unit, space and plumbing for washing machine, space for fridge/freezer, space for gas cooker and oven, brick arch way through to:

**LOUNGE** 15' 10" x 15' 09" (4.83m x 4.8m) Window to rear aspect, 2x radiators, feature brick fireplace with storage areas, stairs to first floor, door to garden.

**FIRST FLOOR** Storage cupboard, radiator, access to loft, doors to all other rooms.

**BEDROOM 1** 13' 08" x 10' 08" (4.17m x 3.25m) Window to front aspect, radiator.

**BEDROOM 2** 8' 01" x 14' 11" (2.46m x 4.55m) Window to rear aspect, radiator, high storage cupboard.

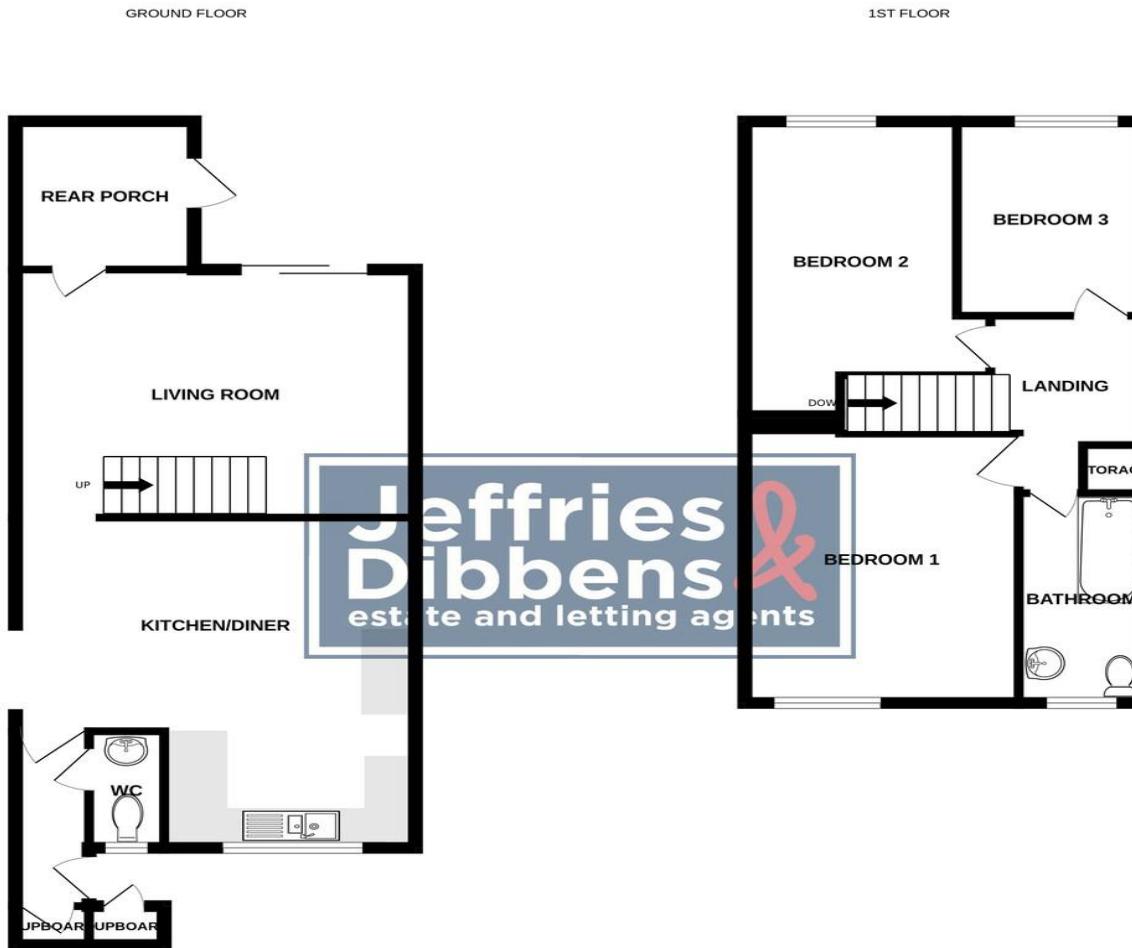
**BEDROOM 3** 9' 09" x 7' 06" (2.97m x 2.29m) Window to rear aspect, radiator.

**BATHROOM** 10' 05" x 4' 10" (3.18m x 1.47m) Window to front aspect, radiator, spot lights, part tiled surround, WC, hand wash basin, panelled bath with electrical shower over with hand rail, handrails for support.

## OUTSIDE

**REAR GARDEN** Brick built shed, slabbed area, mostly laid to lawn, shrubs and planting areas, rear access.

**FRONT** Paved steps, lawn areas, hand rails, storage area.



**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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 errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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