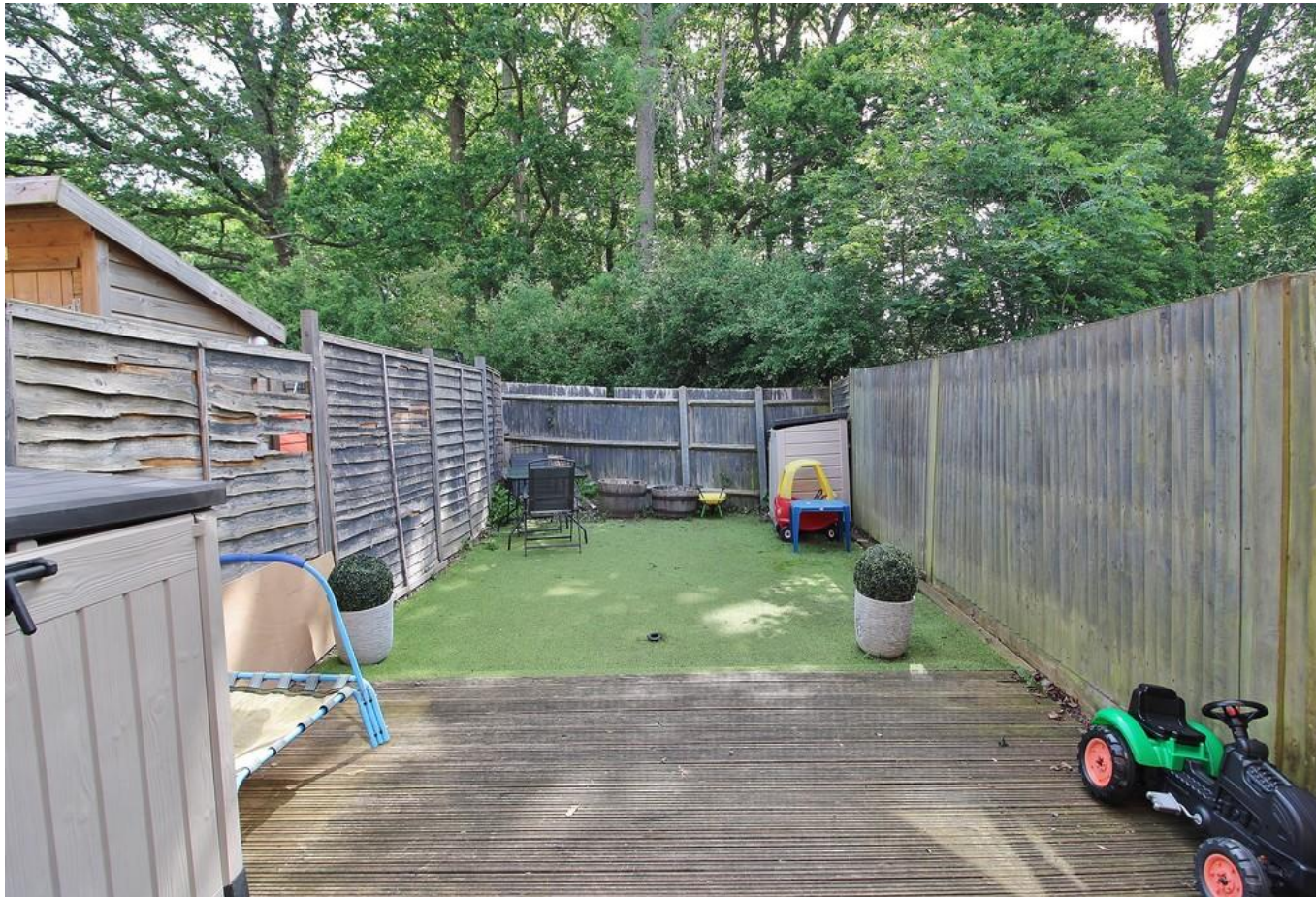




**£225,000**  
**Merlin Close**  
Cowplain, PO8 9AZ

## PROPERTY SUMMARY

Offered for sale with no forward chain we are delighted to offer for sale this 2 bedroom mid terrace house in Cowplain. We believe this property is an ideal first time or investment purchase and internal viewings are essential. The property benefits from 2 double bedrooms, fitted bathroom suite, modern fitted kitchen, lounge/diner and additional WC. Externally there is a pleasant rear garden backing onto woodland and a driveway providing off road parking. Early interest is expected so to arrange your viewing contact us as sole agents today.





**ENTRANCE HALL** Radiator, stairs to first floor, doors to:

**WC** Window to front aspect, radiator, hand wash basin, WC.

**KITCHEN** 9' 04" x 5' 07" (2.84m x 1.7m) Window to front aspect, radiator, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, plumbing for washing machine, space for fridge freezer, wall mounted boiler, spot lighting.

**LOUNGE/DINER** 15' 06" x 12' 03 max" (4.72m x 3.73m) Double doors to rear garden, radiator, under stair cupboard.

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

**BEDROOM 1** 10' 04" x 9' 03 + wardrobes" (3.15m x 2.82m) Window to front aspect, radiator, built in wardrobes, airing cupboard.

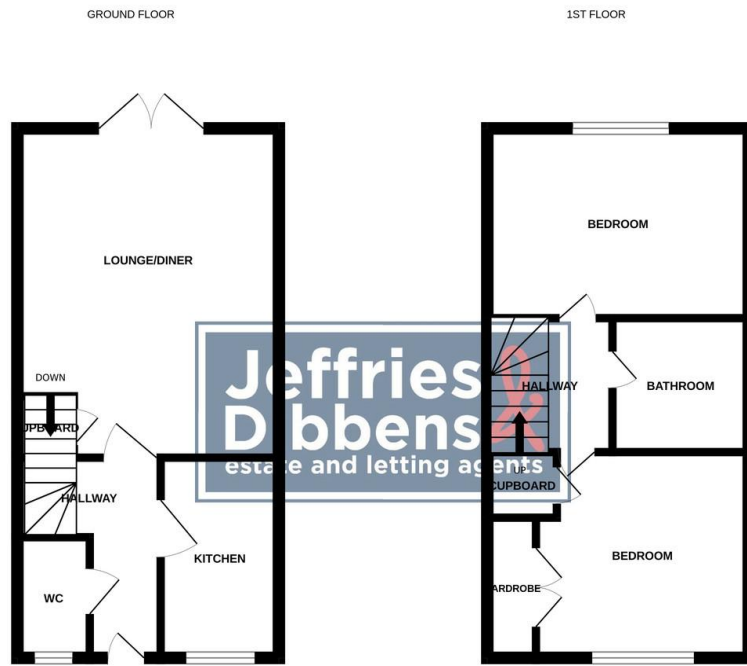
**BEDROOM 2** 12' 03" x 8' 09" (3.73m x 2.67m) Window to rear aspect, radiator.

**BATHROOM** Radiator, extractor, panelled bath with shower over, hand wash basin, WC.

**OUTSIDE** Front - Block paved parking for 1 car.

**REAR GARDEN** Mostly laid to artificial lawn, decked area, backing onto woodland.





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. Made with Metropix C2026

**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band

**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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

226 London Road, Waterlooville,  
Hampshire, PO7 7HP

**CONTACT**

023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk