

bushnell porter



Forest Close Cowplain Waterlooville PO8 8JE



- Entrance hall
- Front aspect lounge
- Rear aspect dining area
- Conservatory
- Rear aspect kitchen/dining area
- Three bedrooms
- White three piece family bathroom suite
- Gas central heating
- Double glazing
- Enclosed rear garden
- Garage in block (approx.' 5.6m x 2.7m)
- Off road cul-de-sac location
- No forward chain



Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA
t: 023 9283 2828 e: southsea@bushnell-porter.com w: www.bushnell-porter.com

Directors: Tim Kingsbury, Marcus Redmayne-Porter

Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire



A three bedroom mid terrace family house situated in an off-road cul-de-sac location with the added benefit of a single garage in a block.

ACCOMMODATION

ENTRANCE HALL via part panelled part frosted double glazed front door with adjacent frosted double glazed window, panelled radiator, stairs rising to first floor with natural wood banister, Oak panel effect doors with brushed steel effect furniture to storage cupboard and to lounge, central heating room thermostat, plain plastered ceiling, storage cupboard with cloaks area, frosted double glazed window.

LOUNGE 12ft 2 (3.73m) reducing to 11ft 1 (3.39m) x 13ft 9 (4.20m) reducing to 12ft 3 (3.74m) front aspect room via double glazed picture window overlooking front forecourt and lawned cul-de-sac area, panelled radiator, feature wood panelled wall with adjacent understairs storage cupboard, brushed steel effect power and light fittings, plain plastered ceiling, lounge opening onto kitchen/dining area.

KITCHEN/DINING AREA 15ft 8 (4.79m) x 10ft 10 (3.31m) dining area with built-in white high gloss storage cupboards with marble effect work surface over, eye level book shelf and further high gloss storage cupboard above, adjacent built-in wine cooler with white high gloss storage cupboards above and below, double glazed French doors opening onto rear aspect conservatory, brushed steel power and light points, plain plastered ceiling with inset ceiling spotlights. Dining area opening onto kitchen area with white high gloss units, single bowl single drainer resin inset sink with chrome monobloc swan neck mixer tap over, marble effect flecked work surfaces with grey splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, built-in cutlery drawer with pan drawers below, integrated dishwasher, integrated washing machine and tumble dryer, space for American style fridge/freezer with wine rack above, built-in brushed steel electric oven and grill, adjacent four ring electric hob with brushed steel and glass cooker hood over, cupboard housing boiler, rear aspect double glazed window overlooking rear garden, plain plastered ceiling with inset ceiling spotlights, throughout the ground floor from the hallway through the lounge and into the dining area there is wood grain effect flooring which matches the conservatory flooring.

CONSERVATORY 9ft 6 (2.91m) x 7ft 9 (2.37m) dual side and rear aspect room, to the rear double glazed windows overlooking lawned and flagstone paved rear garden, to the side double glazed French doors opening out onto composite decking area, wall mounted electric panel heater, plain plastered ceiling.

FIRST FLOOR LANDING access to roof space, wood grain panel effect Oak doors with brushed steel effect furniture to all rooms, bulkhead storage cupboard, further airing cupboard housing lagged cylinder and storage shelves.

BEDROOM 1 10ft 10 (3.32m) x 10ft 2 (3.10m) reducing to 9ft (2.74m) rear aspect room via double glazed window overlooking rear gardens and trees, panelled radiator, wood grain panel effect oak door with brushed steel effect furniture to wardrobe concealing hanging rail and storage shelf space.

BEDROOM 2 11ft 6 (3.51m) x 9ft (2.73m) front aspect room via double glazed picture window overlooking lawned cul-de-sac area and front forecourt, panelled radiator, wood grain panel effect oak door with brushed steel furniture to wardrobe concealing hanging rail and storage shelf space.

BEDROOM 3 8ft 5 (2.58m) x 6ft 5 (1.96m) front aspect room via double glazed window overlooking lawned cul-de-sac area and front forecourt, built-in storage cupboards and drawers over restricted floor space bulkhead.

BATHROOM 7ft (2.13m) x 5ft 1 (1.56m) rear aspect room via frosted double glazed windows, white three piece contemporary style suite comprising P-shaped panel enclosed bath with chrome bath mixer, separate chrome handheld shower head and principle monsoon shower head over, chrome controls for shower, recessed storage shelf, glazed door/screen, stone effect tiled surround, rectangular ceramic wash hand basin with chrome monobloc waterfall mixer tap, white high gloss storage cupboards below with brushed steel effect furniture, close coupled wc, chrome towel rail/radiator, stone effect tiling to all walls to dado level, stone effect flooring, extractor fan.

OUTSIDE to the front of the property there is a deep forecourt area with resin bonded flooring approximately 16ft 5 (5.02m) x 14ft 7 (4.44m) brick and timber surround, timber gate leading out onto lawned cul-de-sac area. To the rear of the property there is an enclosed L-shaped lawn, flagstone paved and composite decked rear garden approximately 28ft 10 (8.79m) reducing to 20ft (6.09m) x 17ft 4 (5.28m) reducing to 7ft 8 (2.34m) main flagstone paved patio area overlooking lawn, space for shed, rear wooden gate to alleyway, outside tap, outside power point, there is also a **Single Garage in a block** (approx.' 5.6m x 2.7m) close by via metal up and over door.

NB: AGENTS NOTES an internal inspection is highly recommended to appreciate this three bedroom mid terrace family home which is situated in a quiet cul-de-sac off road location overlooking lawned cul-de-sac area that has a benefit of a single garage.

COUNCIL TAX – Havant Borough Council – Band C - £1,502.32 (2026/2027)

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is For Guidance Only And is Not To Scale

PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.

REF: TK/SC/240926/4886



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

