

£350,000

Bridefield Crescent

Cowplain, PO8 8QY

PROPERTY SUMMARY

No Forward Chain. Tucked away in a quiet cul-de-sac in Cowplain, we are delighted to offer for sale this very well presented 3/4 bedroom semi detached property in Bridefield Crescent. The property has been significantly improved by the current owner and internal viewings are very strongly advised. The property has 3 good sized first floor bedrooms with a potential 4th bedroom on the ground floor, modern 4 piece bathroom suite, large lounge/diner, modern fitted kitchen, play room/bedroom 4 and an additional WC. Externally there is off road parking for several vehicles and a low maintenance rear garden. To arrange your viewing of this impressive family home contact Jeffries & Dibbens as sole agents today.

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ENTRANCE HALL Window and door to front aspect, floor to ceiling radiator, tiled flooring, entrance to lounge, door to:

PLAY ROOM/BED 4 11' 03" x 7' 11" (3.43m x 2.41m) Window to front aspect, door to:

WC Window to side aspect, WC, hand wash basin.

LOUNGE/DINER 23' 11" x 11' 10 max" (7.29m x 3.61m) Bi-fold doors to garden, 2 radiators, under stair cupboard, stairs to first floor, entrance to:

KITCHEN 9' 07" x 8' 04" (2.92m x 2.54m) Window and door to rear garden, range of fitted cupboards, units and work surfaces with inset sink unit and mixer tap, integrated oven, hob and extractor, dishwasher, plumbing for washing machine, space for fridge freezer, spot lighting.

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

BEDROOM 1 12' 08" x 10' 08" (3.86m x 3.25m) Window to front aspect, radiator, extensive range of built in wardrobes and storage.

BEDROOM 2 10' 08" x 10' 05" (3.25m x 3.18m) Window to rear aspect, radiator.

BEDROOM 3 9' 04" x 8' 05" (2.84m x 2.57m) Window to front aspect, radiator.

BATHROOM Window to rear aspect, heated towel rail, panelled bath, shower, WC, hand wash basin with vanity surround and cupboard under, spot lighting, airing cupboard housing boiler.

OUTSIDE Front - Block paved driveway providing off road parking for several vehicles.

REAR GARDEN Low maintenance garden with artificial lawned area and decked area with inset lighting, outside tap, further lighting, covered side entrance/shed.

GROUND FLOOR

1ST FLOOR



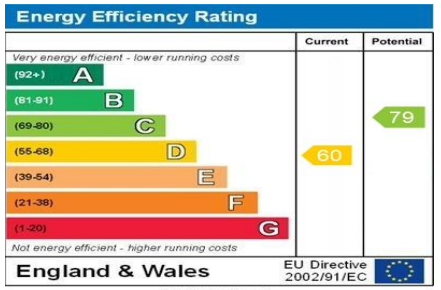
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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
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