



£360,000

Albretia Avenue

Cowplain, PO8 8QS

PROPERTY SUMMARY

We are delighted to offer for sale this deceptively spacious and extended 2 bedroom semi detached bungalow in Cowplain. The property has been completely modernised throughout and internal viewings really are essential. The property boasts 2 double bedrooms, modern fitted kitchen, large lounge, modern bathroom suite, dining area and a utility room. Externally there is a private low maintenance rear garden and a garage with own driveway providing off road parking. The property is presented and kept to an immaculate standard throughout and early viewing is advised.





ENTRANCE HALL Door and window to side aspect, radiator, access to loft, walk in storage cupboard, doors to:

KITCHEN 10' 10" x 8' 05" (3.3m x 2.57m) Window to front aspect, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit with hose style mixer tap, integrated double oven and hob, space for fridge freezer.

LOUNGE 18' 04" x 11' 06" (5.59m x 3.51m) Window to front aspect, radiator.

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, hand wash basin and WC with vanity surround and cupboard under, fully tiled, spot lighting.

DINING HALL 11' 04" x 8' 06" (3.45m x 2.59m) Window to side aspect, radiator.

BEDROOM 2 11' 10" x 8' 08" (3.61m x 2.64m) Window to rear aspect (currently covered), radiator, built in wardrobes.

BEDROOM 1 13' 02" x 11' max (4.01m x 3.35m) Window to rear aspect, radiator, built in wardrobes.

UTILITY ROOM 8' 06" x 6' 08" (2.59m x 2.03m) Windows and door to rear garden, work top with plumbing for washing machine and space for tumble dryer.

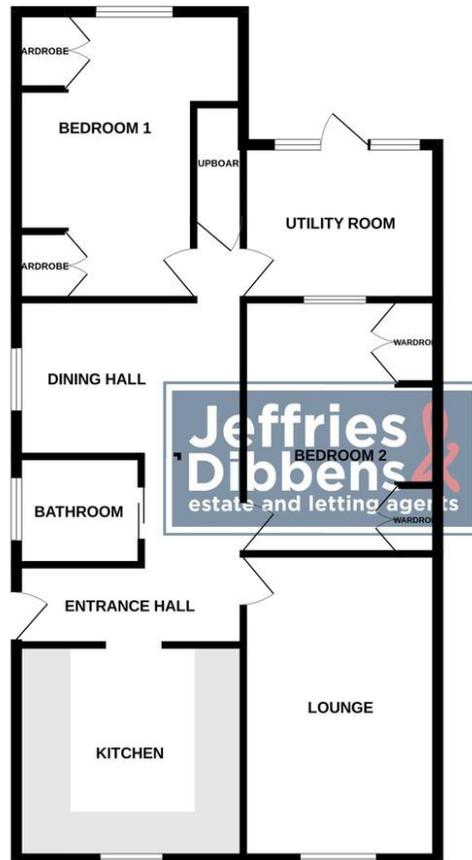
OUTSIDE Front - Lawned front garden, outside tap and light, own driveway leading to:

GARAGE Up and over door, light and power, personal door to:

REAR GARDEN Landscaped rear garden which is mostly laid to artificial lawn and enclosed, patio area, large timber shed, power point.



GROUND 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.

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	69 C	76 C
55-68	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.

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