



£330,000

Holman Close

Cowplain, PO8 8DW

PROPERTY SUMMARY

Tucked away on a quiet cul-de-sac and just a short distance from the Queens Inclosure and popular schools and green spaces, we are delighted to offer for sale this extended 3 bedroom end of terrace house in Cowplain. We believe this property is an ideal first purchase and internal viewings are strongly advised. The property boasts 3 first floor bedrooms, a modern bathroom suite, lounge, fabulous extended kitchen/diner and a ground floor WC. Externally there is a private rear with outbuilding and off road parking to the front. Early interest is expected so to avoid disappointment contact us as sole agents today!





ENTRANCE HALL Door to side aspect, storage cupboard, meter cupboard, wooden flooring, door to:

LOUNGE 15' max x 14' 04" max (4.57m x 4.37m) Window to front aspect, radiator, gas fire, stairs to first floor, door to:

KITCHEN/DINER 22' 11" max x 10' 10" max (6.99m x 3.3m) Twin windows to rear garden, door to rear garden, double doors to rear, radiator, extensive range of fitted cupboards, units and work surfaces, 1 1/2 bowl sink unit with mixer tap, built in oven, microwave, induction hob, extractor, dishwasher and washing machine, wine rack, space for fridge freezer, concealed wall mounted boiler, under unit lighting, spot lighting, breakfast bar, door to:

WC Window to front aspect, heated towel rail, WC, hand wash basin with vanity surround and drawers under, spot lighting, matching flooring.

FIRST FLOOR Landing - doors to:

BEDROOM 1 13' 08" max x 8' 08" (4.16m x 2.64m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 9' 10" x 8' 11" (3m x 2.72m) Window to rear aspect, radiator, built in wardrobe and furniture, access to loft.

BEDROOM 3 9' 01" x 6' 11" (2.77m x 2.11m) Window to front aspect, radiator, built in wardrobe.

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

OUTSIDE Front - Artificial lawned area, off road parking, EV charger point, side access to:

REAR GARDEN Low maintenance rear garden which has a lawned area, large patio area, rear patio area, lighting, tap and power point, access to:

OUTBUILDING 10' 10" x 7' 01" (3.3m x 2.16m) Double doors to garden, light and power.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
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estate and letting agents

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