



£349,995
Sutton Road
Cowplain, PO8 8QA

PROPERTY SUMMARY

We are delighted to offer for sale this spacious 3 bedroom semi detached property tucked away in a quiet cul-de-sac in Cowplain. The property requires updating throughout and offers enormous potential for extending and improving further. The property boasts 3 double bedrooms arranged over 2 floors, a large first floor bathroom, lounge/diner, kitchen and ground floor WC. Externally there is a beautiful corner plot large rear garden and a garage with own driveway providing off road parking. The property is offered for sale with no forward chain and internal viewings are very strongly advised.





ENTRANCE HALL Door and window to front aspect, radiator, large walk in storage cupboard, door to garage, doors to:

KITCHEN 10' 04" x 8' 07" (3.15m x 2.62m) Bow window to front aspect, door to side, range of cupboards, units and work surfaces, inset sink unit, plumbing for washing machine, space for cooker, wall mounted boiler.

LOUNGE/DINER 18' 05" x 11' 11" max (5.61m x 3.63m) Sliding doors to rear garden, 2 radiators, door to:

INNER HALLWAY Stairs to first floor, doors to:

BEDROOM 3 11' 03" x 8' 02" (3.43m x 2.49m) Window to rear aspect, radiator.

WC Window to rear aspect, WC.

FIRST FLOOR Landing - Double airing cupboard, doors to:

BEDROOM 1 13' 07" x 11' 10" (4.14m x 3.61m) Window to front aspect, radiator, built in wardrobe.

BEDROOM 2 18' 02" x 8' 04" (5.54m x 2.54m) Window to rear aspect, radiator, built in wardrobe.

BATHROOM Window to side aspect, radiator, panelled bath, hand wash basin, WC.

OUTSIDE Front - Lawned area, own driveway leading to:

GARAGE 17' x 8' 04" (5.18m x 2.54m) Up and over door, light and power, door to hallway.

REAR GARDEN Large and well kept rear garden which is mostly laid to lawn and has mature shrubs and bushes, patio area, side access.





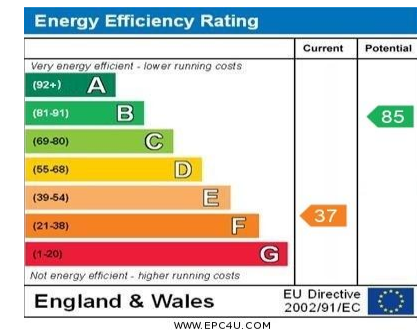
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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



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