



GUIDE PRICE  
**£270,000**  
**Eagle Avenue**  
Cowplain, PO8 9UB



## PROPERTY SUMMARY

Ideal first time or investment purchase!! We are delighted to offer for sale this very well presented and extended 3 bedroom property in Eagle Avenue, Cowplain. This impressive family home will attract immediate interest and internal viewings are very strongly advised. The property has a large number of benefits including a large modern fitted kitchen, 2 further reception rooms, 3 double bedrooms, a 4 piece bathroom suite and an additional WC. Externally there is a low maintenance and very well presented south facing garden. Early viewing is advised and can be arranged by contacting us as sole agents today!





**ENTRANCE HALL** Door to front aspect, radiator, large storage cupboard, laminate flooring, doors to:

**WC** Window to front aspect, WC, hand wash basin, fully tiled.

**INNER HALLWAY** Radiator, matching flooring, stairs to first floor, open to:

**KITCHEN/DINER** 13' 05" x 9' 09" (4.09m x 2.97m) Window to front aspect, range of fitted cupboards, units and work surfaces, single drainer sink unit with mixer tap, built in oven, hob and extractor, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled flooring, under stair cupboard.

**LOUNGE** 15' 07" x 12' 05" (4.75m x 3.78m) Radiator, matching flooring, spot lighting, bifold doors to:

**SUN LOUNGE** 11' 03" x 8' 07" (3.43m x 2.62m) Window and double doors to rear garden, radiator, spot lighting, matching flooring, large storage cupboard.

**FIRST FLOOR** Landing - Radiator, access to loft, spot lighting, doors to:

**BEDROOM 1** 13' 06" x 10' 11" (4.11m x 3.33m) Window to front aspect, radiator, built in wardrobes, storage cupboard.

**BEDROOM 2** 12' 08" x 9' 08" (3.86m x 2.95m) Window to rear garden, radiator, storage recess.

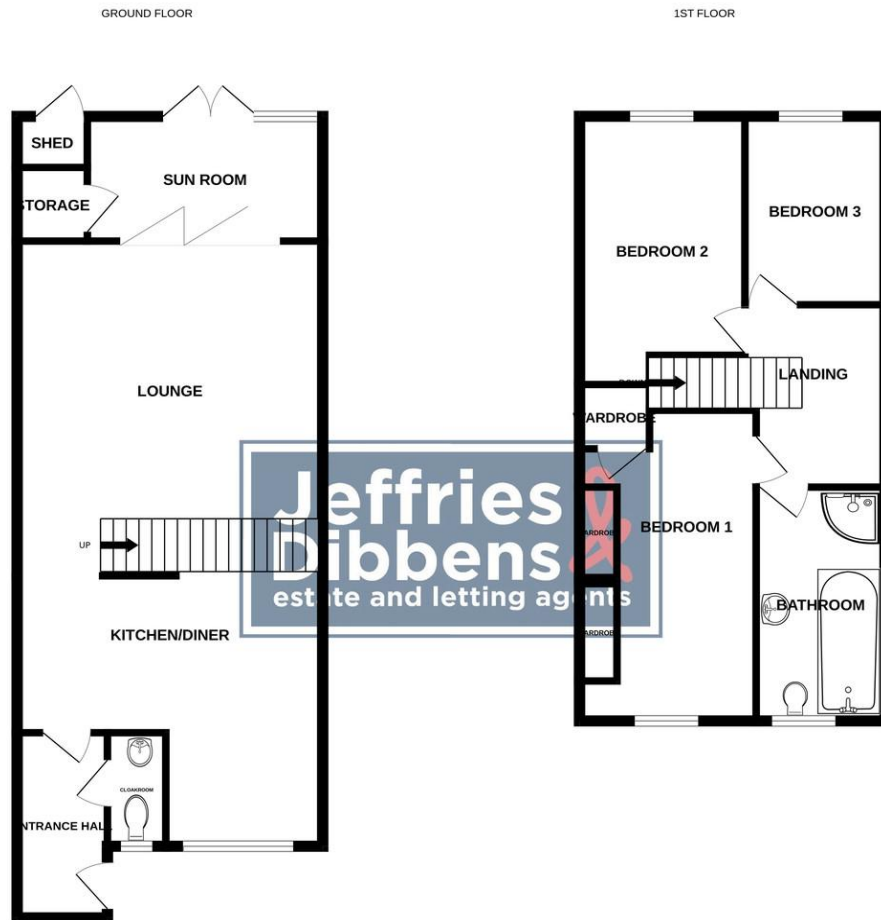
**BEDROOM 3** 9'08" x 7'06" (2.95m x 2.29m) Window to rear aspect, radiator.

**BATHROOM** 10' 09" x 4' 11" (3.28m x 1.5m) Window to front aspect, heated towel rail, panelled bath, shower cubicle, hand wash basin, WC, spot lighting, part tiled.

**OUTSIDE** Front - Fence panel enclosed and mostly laid to lawn, storage shed.

**REAR GARDEN** South facing and mostly laid to artificial lawn and Indian Sandstone patio area, gated rear access, outside tap, shed.





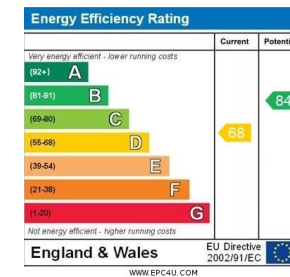
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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