



**£415,000**

**Silvester Road**

Cowplain, PO8 8TJ



## PROPERTY SUMMARY

We are delighted to offer for sale this 6 year old, non estate, family home in Silvester Road Cowplain. This semi detached property is sure to attract interest and internal viewings really are a must. With 3 well proportioned first floor bedrooms, bathroom suite, lounge and fitted kitchen/dining room there really is a large number of benefits to this home. Externally there is off road parking and a low maintenance south facing rear garden. Silvester Road is conveniently located close to local shops, schools and woodlands providing a host of amenities on your doorstep. To avoid disappointment contact us as sole agents today to book in your appointment.





**ENTRANCE HALL** Under stairs storage cupboard, stairs leading to first floor, door to:

**WC** Radiator, extractor fan, wash hand basin, W.C.

**KITCHEN/DINER** 22' 5" x 8' 0" (6.83m x 2.44m) 1 window to front aspect with 2 side the side, radiator, a range of wall and base units incorporating sink unit, built in oven with hob and fan over, integral washing machine, dish washer and fridge/freezer.

**LOUNGE** 16' 4" x 14' 0" (4.98m x 4.27m) Window to side aspect, patio doors to rear garden, radiator.

**LANDING** Access to loft and all first floor rooms.

**BEDROOM 1** 14' 8" x 13' 9" (4.47m x 4.19m) 2 windows to front aspect, radiator.

**BEDROOM 2** 15' 10" x 7' 1" (4.83m x 2.16m) Window to rear aspect, radiator.

**BEDROOM 3** 12' 2" x 7' 0" (3.71m x 2.13m) Window to rear aspect, radiator, storage cupboard.

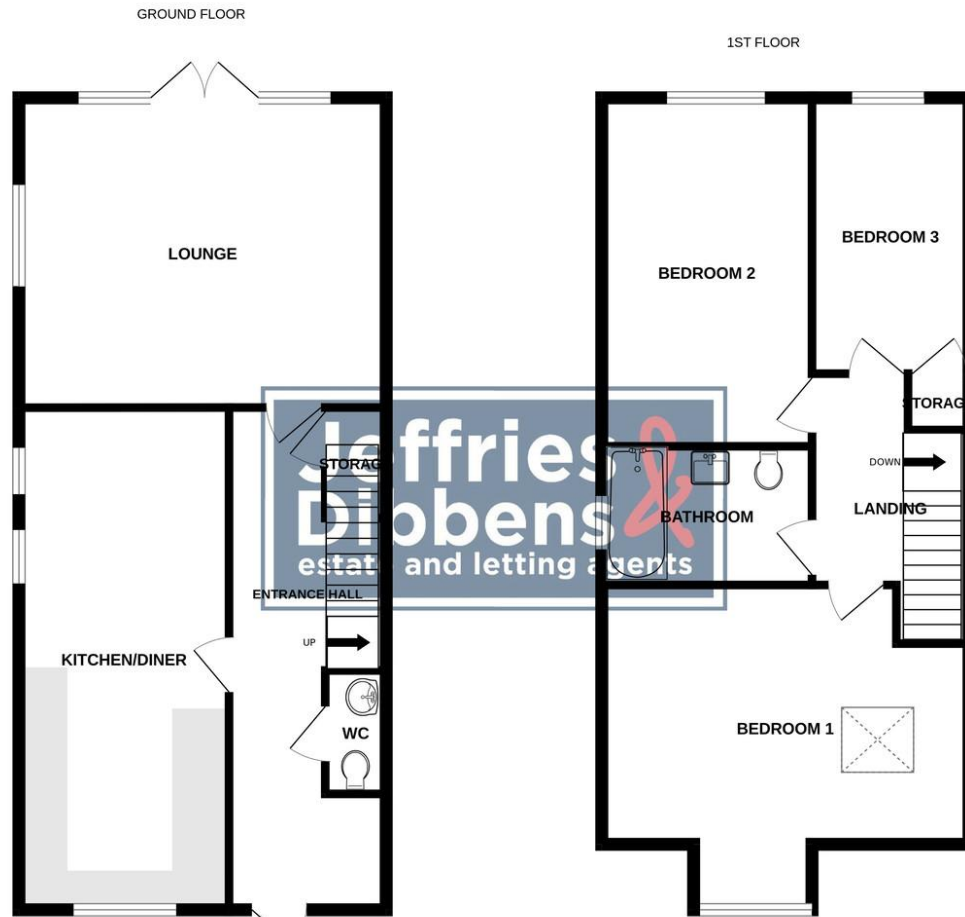
**BATHROOM** Window to side aspect, heated towel rail, panelled bath with shower over, wash hand basin, W.C.

## **OUTSIDE**

**REAR GARDEN** Gated side access to front, patio laid area, large area laid to artificially lawn, outside tap.

**FRONT GARDEN** Block paved driveway providing off road parking with EV charger.





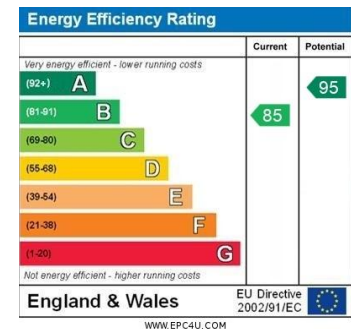
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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