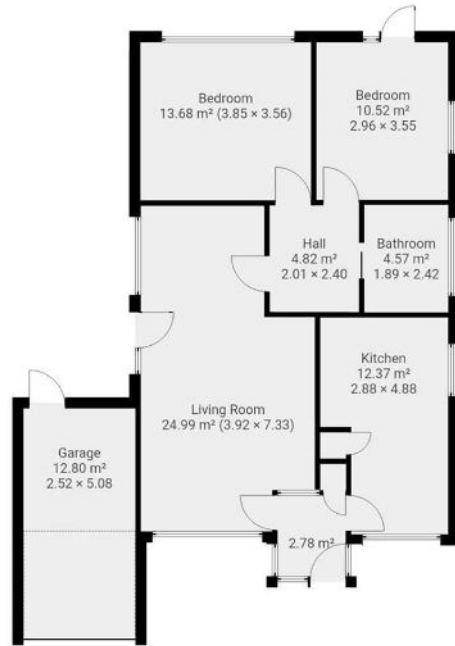




PRICE: £365,000



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENDOPRA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	82
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>

Maytree Gardens, Cowplain, PO8 8RH

NO FORWARD CHAIN and MODERNISATION REQUIRED. Deceptively spacious TWO BEDROOM DETACHED BUNGALOW in Cowplain. Accommodation boasting lounge / dining room, kitchen /breakfast room, driveway providing off road parking leading to garage, westerly aspect rear garden, easy access to local amenities.

#### Entrance

Double glazed front door and double glazed obscured side panels to front and side aspects, radiator, storage cupboard with hanging rail.

#### Kitchen / Breakfast Room

W: 8' 7" x L: 15' 11" (W: 2.63m x L: 4.85m)

(Maximum measurements). Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, space for cooker with extractor canopy over, space and plumbing for washing machine, radiator, airing cupboard with hot water tank, space for either undercounter fridge or freezer, tiled splashback, double glazed windows to front and side aspects, double glazed door to side aspect.



#### Lounge / Dining Room

W: 13' 9" x L: 24' 2" (W: 4.2m x L: 7.36m)

(Maximum measurements). Feature fireplace with stone breast and hearth with "open fire" and Copper fire canopy, two radiators, double glazed windows to front and side aspects, double glazed door to side aspect, coved and textured ceiling.



#### Inner Hall

Textured ceiling with loft access.

#### Bedroom One

W: 12' 8" x L: 11' 7" (W: 3.87m x L: 3.53m)

Double glazed window to rear aspect, radiator, textured ceiling.



#### Bedroom Two

W: 9' 2" x L: 11' 7" (W: 2.8m x L: 3.53m)

Double glazed windows to side and rear aspects, double glazed door to rear aspect, fitted wardrobe cupboard, radiator, textured ceiling.



#### Bathroom

W: 5' 11" x L: 7' 11" (W: 1.79m x L: 2.42m)

Suite comprising panelled bath with mixer tap and wall mounted shower with bi folding shower screen, wash hand basin and low level wc set in vanity unit, double glazed obscured window to side aspect, chromium ladder style radiator, tiled to principle areas, coved and textured ceiling.



#### OUTSIDE

The frontage is mainly laid with lawn with the remainder driveway providing off road parking leading to the garage. The rear garden boasts a westerly aspect, patio / seating area adjoins the rear of the property with the remainder mainly laid with lawn, mature hedgerow complement the boundaries, timber summer house and garden shed to remain, personal door to the garage.



#### Garage

W: 8' 3" x L: 16' 7" (W: 2.5m x L: 5.04m)

Up and over door to the front, personal door to the rear / garden, wall mounted utility meters and consumer unit, power points and lighting.