INDEPENDENT ESTATE AGENTS

PRICE:£340,000





Hurst Green Close, Cowplain, PO8 8AS

MODERN, WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE in Cowplain having undergone numerous improvements by the current owners. Accommodation boasting lounge, modern kitchen, spacious sun lounge, ground floor cloakroom, extensive off road parking and south / westerly aspect rear garden.

SUN LOUNGE SUN LOUNGE BEDROOM 2 BATHROOM BEDROOM 3 LOUNGE BEDROOM 1

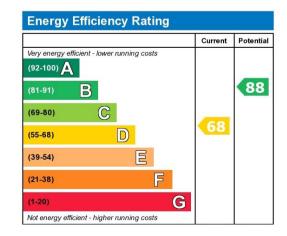
When every start pt has been made or ordure the procuracy of the footpach contained here, resourcement of cours, nitrosec, scores and say other forms are approximate and not responsiblely to believe to any every consistence or the procuracients. This is part to the desirable propriets only set industable seed as a usually any prospection purchases. The on record systems and application shares have an observed and the gas sales.

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





Covered Entrance

Front door leading to the entrance hall.

Entrance Hall

Stairs to the first floor with understairs storage cupboard, smoothed ceiling, radiator.

Cloakroom

Modern suite comprising close coupled low level wc, pedestal wash hand basin, tiled to principle areas, double glazed obscured window to side aspect.

Lounge

W: 13' x L: 14' 11" (W: 3.96m x L: 4.55m)

(Maximum measurements).

Feature polished stone fireplace and surround with inset living flame effect electric fire, double glazed window to front aspect, radiator, wood effect flooring, smoothed and coved ceiling, radiator.

Kitchen

W: 13' x L: 11' (W: 3.95m x L: 3.35m)

Modern matching range of wall and base units complemented with "butcher block" work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, electric hob with stainless steel extractor canopy over, eye level double oven, integrated dishwasher, space and plumbing for washing machine, space for "American" style fridge / freezer, wall mounted boiler housed in cupboard, fuse board and utility meters housed in cupboard, vertical radiator, double glazed window to rear aspect, smoothed and coved ceiling with pin spot downlighting, squared arch leading to the Sun Lounge.

Sun Lounge

W: 11' 7" x L: 8' 10" (W: 3.53m x L: 2.69m)

Feature brick base with double glazed windows to side and rear aspects, double glazed French doors to garden, glass tinted roof.

FIRST FLOOR

Landing, loft access, double airing cupboard with shelving and hot water tank.

Bedroom One

W: 10' 10" x L: 9' 11" (W: 3.3m x L: 3.02m)

(Maximum measurements not including depth of fitted wardrobe cupboards).

Fitted wardrobe cupboards stretching the full depth of the bedroom, double glazed window to front aspect, radiator, coved and smoothed ceiling.

Bedroom Two

W: 13' x L: 8' 6" (W: 3.96m x L: 2.59m)

Double glazed window to rear aspect, radiator, glazed panel, smoothed ceiling.

Bedroom Thre

W: 6' 9" x L: 7' 11" (W: 2.07m x L: 2.42m)

Double glazed window to side aspect, radiator, smoothed ceiling.

Bathroom

W: 5' 5" x L: 6' 6" (W: 1.65m x L: 1.98m)

Modern suite comprising panelled bath with mixer tap and hand held shower attachment, wall mounted shower, wash hand basin set in vanity unit, close coupled low level wc, chromium ladder style radiator, tiled to principle areas, double glazed obscured window to side aspect, wall mounted extractor fan, smoothed ceiling.

OUTSIDE

The frontage benefits from tended lawned area and driveway providing tandem parking down the side of the property. Gated access leads to the rear garden which benefits from a south / westerly aspect, boasting tended lawn, seating area / hardstand, panelled fencing and mature hedgerow complement the side and rear boundaries, outside tap.















