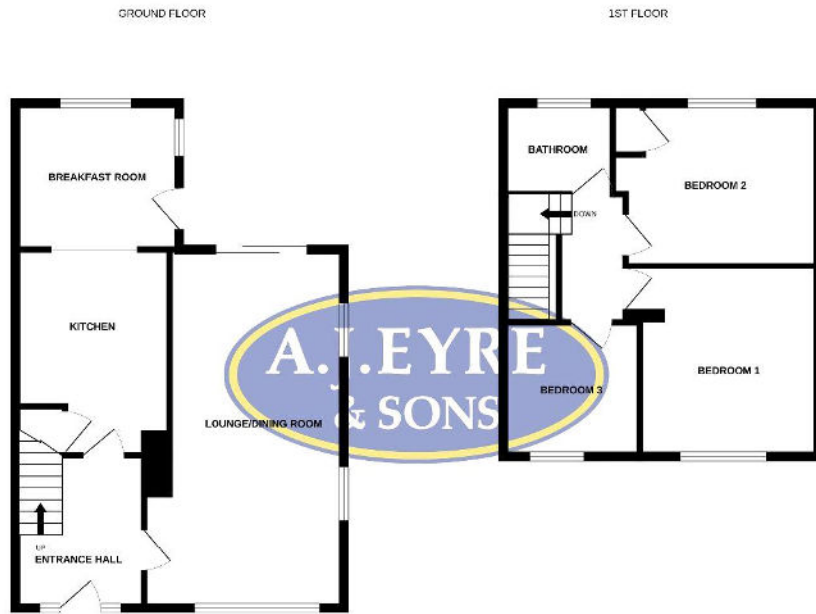




PRICE:£335,000



These plans are for information only and do not constitute an offer of any financial product. The accuracy of the information is not guaranteed and they do not form part of any contract. The accuracy of the information is not guaranteed and they do not form part of any contract. The accuracy of the information is not guaranteed and they do not form part of any contract.



## Chaplains Avenue, Cowplain, PO8 8QH

SOUTHERLY ASPECT REAR GARDEN, DRIVEWAY AND GARAGE are just a couple of the benefits to complement this EXTENDED THREE BEDROOM SEMI DETACHED HOUSE in Cowplain. Accommodation boasting lounge / dining room, kitchen with breakfast area and extensive block paved driveway leading to the garage.

### 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

Double glazed front door leading to the entrance hall.

#### Entrance Hall

Stairs to the first floor, radiator, textured ceiling, doors to kitchen and lounge / dining room.

#### Kitchen

W: 9' 5" x L: 9' 10" (W: 2.86m x L: 2.99m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring gas hob with stainless steel extractor canopy over, eye level electric oven, space for freestanding fridge / freezer, space and plumbing for washing machine, integrated dishwasher, tiled splashback, understairs storage cupboard housing utility meters, textured ceiling, archway to breakfast area (currently being utilised as the office).

#### Breakfast Area

W: 10' 1" x L: 9' (W: 3.07m x L: 2.74m)

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

#### Lounge / Dining Room

W: 12' 4" x L: 22' (W: 3.76m x L: 6.72m)

Feature fireplace with polished stone surround and hearth, gas living flame effect fire, double glazed windows to front and side aspects, double glazed sliding patio doors to garden, radiator, smoothed ceiling.

#### FIRST FLOOR

Landing, loft access, textured ceiling.

#### Bedroom One

W: 12' 7" x L: 11' 9" (W: 3.85m x L: 3.57m)

(Maximum measurements). Double glazed window to front aspect, radiator, smoothed ceiling.

#### Bedroom Two

W: 12' 8" x L: 10' (W: 3.86m x L: 3.06m)

Double glazed window to front aspect, laminate wood effect flooring, radiator, smoothed ceiling, airing cupboard with shelving and wall mounted Vaillant boiler for central heating and domestic hot water.

#### Bedroom Three

W: 8' 5" x L: 8' 3" (W: 2.56m x L: 2.52m)

Double glazed window to front aspect, radiator, textured ceiling, fitted wardrobe cupboard with shelving.

#### Bathroom

W: 6' 8" x L: 5' 7" (W: 2.03m x L: 1.7m)

Suite comprising panelled bath with wall mounted shower and bi folding shower screen, wash hand basin set in vanity unit, close coupled low level wc, tiled to principle areas, double glazed obscured window to rear aspect, radiator, textured ceiling.

#### OUTSIDE

The frontage boasts block paved driveway providing off road parking leading down to the garage, the remainder of the frontage laid with lawn. The rear garden boasts a southerly aspect, mainly laid with lawn, panelled fencing complement the side and rear boundaries, gated side access and outside water tap.

#### Garage

W: 8' 8" x L: 20' 1" (W: 2.65m x L: 6.12m)

Double doors to the front, power and lighting.

