



£375,000

Sandyfield Crescent

Cowplain, PO8 8SG

PROPERTY SUMMARY

With no forward chain we are delighted to offer for sale this 3 bedroom detached bungalow in Cowplain. Located in Sandyfield Crescent this substantial property is sure to attract immediate interest and internal viewings are strongly advised. The property has a large number of benefits including 3 bedrooms, lounge, fitted kitchen, conservatory and a fitted bathroom suite. Externally there is a garage with driveway providing off road parking and a good sized private rear garden. Quiet residential location within walking distance of bus routes. To arrange your viewing contact us today!





HALLWAY Two sets of storage cupboard.

BEDROOM 1 15' 10" x 10' 1" (4.83m x 3.07m) Window to front aspect, radiator, built in wardrobes.

BEDROOM 2 10' 11" x 8' 2" (3.33m x 2.49m) Window to front aspect, radiator.

BEDROOM 3 7' 11" x 7' 8" (2.41m x 2.34m) Window to side aspect, radiator.

BATHROOM Window to side aspect, radiator, shower cubicle, wash hand basin, W.C.

LOUNGE/DINER 15' 11" x 12' 2" (4.85m x 3.71m) Radiator, feature fire place, windows to rear aspect, door leading to:

CONSERVATORY 16' 0" x 7' 11" (4.88m x 2.41m) Windows to side and rear aspect.

KITCHEN 10' 9" x 9' 11" (3.28m x 3.02m) Windows to rear and side aspect, a range of wall and base units incorporating sink unit, space for oven with fan hood over, space for fridge/freezer, space and plumbing for washing machine, two sets of storage cupboards, door leading to rear garden.

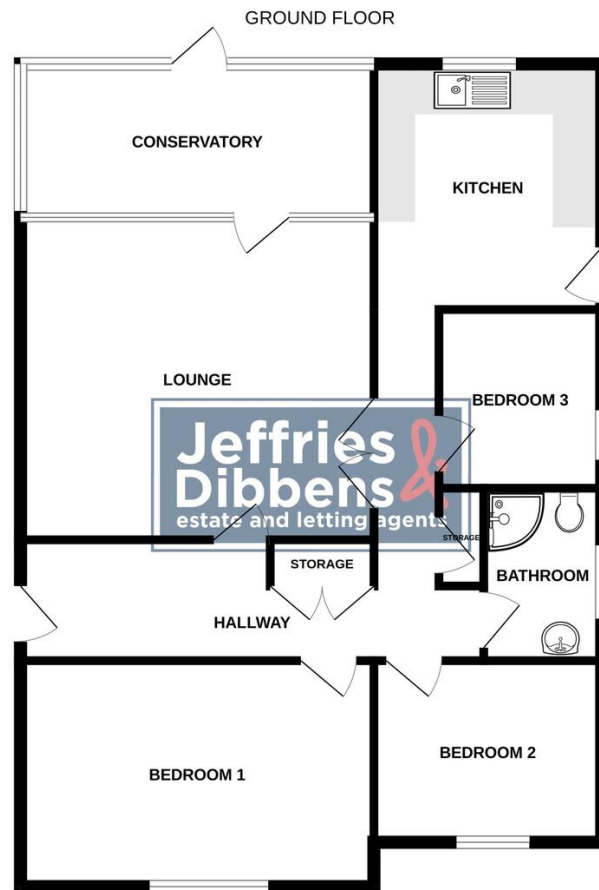
OUTSIDE

REAR GARDEN Gated side access either side of the property, patio laid area, large area laid to lawn.

FRONT GARDEN Large driveway providing off road parking with access to:

GARAGE Up and over garage door.





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

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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