

PRICE: £255,000



Forest Close, Cowplain, PO8 8JE

Well presented three bedroom middle terrace house with a spacious and modern kitchen/dining room at the rear. Other features include entrance porch, the addition of a double glazed utility room, refitted bathroom, combination boiler, low maintenance garden and a garage (located in block behind).

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.

Entrance Porch

Double glazed front door, smooth ceiling, double glazed obscured window to side aspect.

Lounge

W: 12' 4" x L: 13' 6" (W: 3.76m x L: 4.11m)

Double glazed window to front aspect, radiator, smooth ceiling with coving. Stairs to first floor. Understairs storage cupboard. (Specified measurements are maximums).

Kitchen / Dining Room

W: 15' 9" x L: 10' 11" (W: 4.8m x L: 3.33m)

Range of wall and base units incorporating 1+1/2 bowl ceramic sink and drainer with mixer tap, space and gas supply for cooker (to remain), extractor canopy and space for fridge/freezer. Wood effect flooring, wall mounted combination boiler, double glazed window to rear aspect, radiator, smooth ceiling. (Specified measurements are maximums).



Utility Room

W: 7' 3" x L: 7' 1" (W: 2.21m x L: 2.16m)

Work surface and cupboards with space for tumble dryer and space and plumbing for washing machine. Wood effect flooring, double glazed windows to side and rear aspects, double glazed door to garden, smooth ceiling.



Landing

Smooth ceiling with coving. Access to loft area.

Bedroom One

W: 10' 2" x L: 10' 10" (W: 3.1m x L: 3.3m)

Double glazed window to rear aspect, built in cupboard, radiator, smooth ceiling with coving. (Specified measurements are maximums).



Bedroom Two

W: 8' 11" x L: 11' 6" (W: 2.72m x L: 3.51m)

Double glazed window to front aspect, built in cupboard, radiator, smooth ceiling with coving.



Bedroom Three

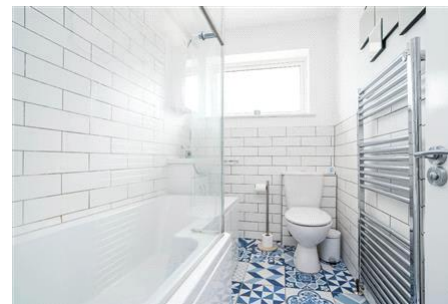
W: 6' 6" x L: 6' 11" (W: 1.98m x L: 2.11m)

Double glazed window to front aspect, built in cupboard, radiator, smooth ceiling with coving.

Bathroom

W: 5' 3" x L: 7' 5" (W: 1.6m x L: 2.26m)

White suite comprising panel enclosed bath with shower, mixer tap and glass screen, low level WC and pedestal sink with mixer tap. Floor and wall tiling, heated towel radiator, double glazed obscured window to rear aspect, smooth ceiling with coving.



OUTSIDE

Front:

Garden with brick wall to boundaries and gated path to front door.

Rear:

Outside tap, reclaimed timber decking, panel fencing to side and rear boundaries, gated rear access.

