

PRICE: £270,000



Floor plan will be available shortly and displayed here.



Lawnswood Close, Cowplain, PO8 8RU

NO ONWARD CHAIN is offered with this SPACIOUS THREE BEDROOM END OF TERRACED HOUSE in Cowplain. The property benefits from lounge / dining room, conservatory at the rear overlooking the southerly aspect rear garden, driveway and Garage. easy access to local Cowplain amenities. Modernisation required

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 and double glazed obscured panel to side aspect internal door to Lounge.

Lounge / Dining Room

W: 11' 3" x L: 24' 7" (W: 3.43m x L: 7.49m)
(Maximum Measurements). Double glazed window to front aspect, glazed window to rear aspect, feature fireplace wood surround with shelving and floor based electric fire, two radiators, door to inner hall with stairs to first floor and under stairs storage cupboard

Kitchen

W: 7' 5" x L: 9' 8" (W: 2.26m x L: 2.95m)
Matching range of wall and base units complemented with work surfaces over incorporating double drainer stainless steel sink unit, space and plumbing for washing machine, space for cooker, wall mounted boiler, wall mounted extractor fan, tiled splashback, glazed window to rear aspect, double glazed door to Conservatory.

Conservatory

W: 7' 10" x L: 18' 8" (W: 2.39m x L: 5.69m)
Double glazed window to rear aspect, double glazed door to side aspect, power points, lighting, external water tap.

First Floor Landing

Double glazed obscured window to front aspect.

Bedroom One

W: 11' 5" x L: 13' 10" (W: 3.48m x L: 4.22m)
(Measurements to include depth of fitted wardrobe cupboard). Double glazed window to front aspect, radiator, fitted wardrobe cupboard.

Bedroom Two

W: 10' 6" x L: 11' 4" (W: 3.2m x L: 3.45m)
(Measurements to include depth of fitted wardrobe cupboard). Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, access to loft via retractable ladder with lighting.

Bedroom Three

W: 7' 4" x L: 11' 2" (W: 2.24m x L: 3.4m)
Double glazed window to front aspect, radiator.

Bathroom

W: 7' 4" x L: 7' 8" (W: 2.24m x L: 2.34m)
(Maximum measurements). Suite comprising panelled bath, wall mounted shower, pedestal hand wash basin, close couple low level WC, radiator, airing cupboard with hot water tank, two double glazed obscured windows to rear aspect, tiled to principle areas.

OUTSIDE

The frontage benefits from driveway providing off road parking leading to the Garage, the remainder of the frontage laid to lawn with planting. The rear benefits from a southerly aspect, mainly laid to lawn, gated side access, timber garden shed to remain, mature planting to borders and panelled fencing and mature hedgerow to the boundaries,

Garage

W: 7' 5" x L: 15' 11" (W: 2.26m x L: 4.85m)
Up and over door to the front, wall mounted utilities, double glazed window to side aspect.

