

PRICE:£330,000



Homer Close, Cowplain, PO8 8SB

SPACIOUS FOUR BEDROOM MIDDLE TERRACE HOUSE tucked away at the end of a cul de sac within a short stroll to local amenities and schools. Boasting ground floor dining room, conservatory, ground floor shower room and utility room, summer house to remain and garage in a block.

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
Newly installed composite front door, laminate wood effect flooring, cloaks hanging cupboard.

Lounge W: 20' 4" x L: 15' 8" (W: 6.2m x L: 4.76m)
(Maximum measurements into bay window). Double glazed Bay window to front aspect, two radiators, stairs to first floor, door to inner lobby and door to Kitchen.

Inner Lobby
Laminate wood effect flooring, power point and shelving, door to dining room.

Kitchen W: 8' 5" x L: 12' 4" (W: 2.57m x L: 3.75m)
(Not including depth of fitted larder cupboards) Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap, space and plumbing for dishwasher, space for cooker, space for fridge / freezer, built in larder style cupboards, understairs storage cupboard housing utility meter and fuse board. Double glazed door to conservatory.

Conservatory W: 15' 2" x L: 11' 6" (W: 4.63m x L: 3.51m)
Polycarbonate roof, radiator, tiled flooring double glazed sliding patio doors to garden, double glazed sliding patio doors to dining room, door to utility room, door to shower room.

Shower Room
Wall mounted shower with drainage area, pedestal wash hand basin, close coupled low level wc, smoothed ceiling with pin spot downlighting, chromium ladder style radiator.

Utility Room
Double glazed door, double glazed window to rear aspect, smoothed ceiling, space and plumbing for washing machine, radiator, power points.

Dining Room W: 10' x L: 9' 4" (W: 3.04m x L: 2.85m)
(Currently used as a bedroom). double glazed sliding patio doors to conservatory, door to inner lobby.

FIRST FLOOR
Landing, airing cupboard with hanging rail, shelving and combination boiler for central heating and domestic hot water.

Bedroom One
Double glazed window to front aspect, storage cupboard, radiator.

Bathroom Two W: 9' x L: 8' 5" (W: 2.75m x L: 2.57m)
Double glazed window to front aspect, radiator.

Bedroom Three W: 5' 2" x L: 12' 4" (W: 1.57m x L: 3.76m)
(Maximum Measurements) Double glazed window to rear aspect, fitted raised cabin bed, radiator.

Bedroom Four W: 5' 7" x L: 6' 10" (W: 1.7m x L: 2.08m)
Double glazed window to rear aspect, radiator, fitted wardrobe cupboard.

Family Bathroom W: 8' 10" x L: 5' 5" (W: 2.7m x L: 1.64m)
(Maximum measurements) Suite comprising panelled bath with wall mounted shower, wash hand basin set in vanity unit, close coupled low level wc, chromium ladder style radiator, double glazed obscured window to rear aspect, smoothed ceiling with pin spot downlighting.

OUTSIDE
The frontage is mainly laid with lawn with a pathway leading to the front door, the rear garden benefits from a patio adjacent to the rear of the property leading to the lawn. Mature fruit trees and panelled fencing complement the boundaries, gated rear access, summer house with decked verander to remain.

