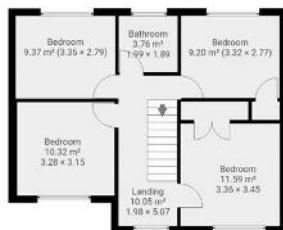


PRICE: £495,000



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS ARE APPROXIMATE.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 82 |

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>



Latchmore Gardens, Cowplain, PO8 8XR

NO FORWARD CHAIN is offered with this FOUR DOUBLE BEDROOM DETACHED HOUSE in a popular cul de sac location in Cowplain. Accommodation boasting lounge with separate dining room, ground floor cloakroom, block paved driveway providing off road parking leading to the TANDEM GARAGE with electric door.

Entrance
Double glazed front door.

Entrance Hall
Stairs to the first floor with an understairs storage cupboard housing utility meters, dado rail, coved and textured ceiling.

Kitchen
W: 14' 2" x L: 9' 1" (W: 4.32m x L: 2.76m)
Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit, space for cooker with extractor canopy over, space and plumbing for both washing machine and dishwasher, space for freestanding fridge / freezer, floor based boiler for central heating, tiled to principle areas, double glazed Georgian style window to rear aspect, coved and textured ceiling, personal door to garage.

Lounge
W: 10' 9" x L: 20' 6" (W: 3.28m x L: 6.25m)
(Maximum measurements). Double glazed Georgian style bow window to front aspect, feature fireplace with wood mantle over, decorative stone surround and hearth, two radiators, double glazed Georgian style double doors with side panels leading to rear aspect /garden, coved and textured ceiling.

Dining Room
W: 10' 9" x L: 13' 5" (W: 3.27m x L: 4.1m)
Double glazed Georgian style window to front aspect, radiator, coved and textured ceiling.

Cloakroom
Suite comprising low level wc, wash hand basin, tiled flooring and to principle areas, double glazed obscured Georgian style window to rear aspect, textured ceiling.

FIRST FLOOR
Landing, loft access, double glazed Georgian style window to front aspect.

Bedroom One
W: 10' 10" x L: 11' 3" (W: 3.29m x L: 3.44m)
Double glazed Georgian style window to front aspect, radiator, fitted wardrobe cupboard, coved and textured ceiling.

Bedroom Two
W: 10' 9" x L: 10' 4" (W: 3.28m x L: 3.15m)
Double glazed Georgian style window to front aspect, radiator, range of fitted bedroom furniture, coved and textured ceiling.

Bedroom Three
W: 10' 9" x L: 9' 2" (W: 3.28m x L: 2.79m)
Double glazed Georgian style window to rear aspect, radiator, coved and textured ceiling.

Bedroom Four
W: 10' 8" x L: 9' 1" (W: 3.24m x L: 2.77m)
Double glazed Georgian style window to rear aspect, radiator, airing cupboard with shelving and hot water tank, coved and textured ceiling.

Family Bathroom
W: 6' 6" x L: 5' 10" (W: 1.99m x L: 1.77m)
Suite comprising panelled bath with mixer tap and wall mounted hand held shower attachment, pedestal wash hand basin, low level wc, radiator, tiled to principle areas, double glazed Georgian style obscured window to rear aspect, coved and smoothed ceiling.

OUTSIDE
The frontage boasts block paved driveway leading to the tandem garage with block paved pathway leading to the front door and gated side access. The remainder of the frontage laid with lawn. The rear garden boasts patio / seating area stretching the full width of the rear with the remainder mainly laid with lawn, panelled fencing and mature hedgerow complement the side and rear boundaries, green house to remain, outside water tap, personal door to tandem garage.

Garage
W: 8' 4" x L: 34' 8" (W: 2.54m x L: 10.57m)
Electric door to front, double glazed window to rear aspect, double glazed door to side aspect, personal door to kitchen, lighting, power points.

