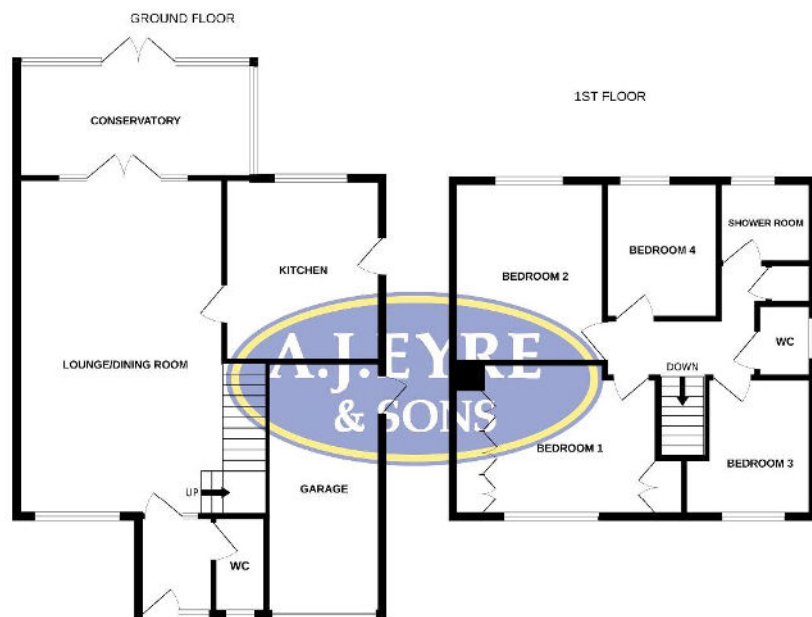




PRICE: £350,000



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The errors, omissions and omissions shown herein are not intended to be a guarantee as to their accuracy or reliability. The plan is for illustrative purposes only.



Coleridge Gardens, Cowplain, PO8 8LJ

DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE in Cowplain. Accommodation boasting spacious lounge, full width sun lounge overlooking the garden, ground floor cloakroom, modern kitchen, driveway, garage and OWNED OUTRIGHT SOLAR PANELS for energy efficiency.

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>

Entrance Porch

Double glazed front door and double glazed obscured side panel, double glazed obscured window to side aspect, radiator, wood flooring, textured ceiling.

Cloakroom

Low level wc, wash hand basin set in vanity unit, double glazed obscured window to front aspect, tiled to principle areas, laminate wood effect flooring.

Lounge

(Maximum measurements). Feature fireplace with polished stone surround and hearth with inset 'wood burning' stove, two radiators, double glazed double doors with double glazed side panels to rear aspect / sun lounge, double glazed window to front aspect, stairs to the first floor, wood flooring.

Kitchen

Modern range of wall and base units complemented with work surfaces over incorporating enamel sink unit with mixer tap and drainer, four ring gas hob with extractor canopy over, eye level electric oven and eye level combination oven, integrated fridge / freezer, integrated dishwasher, double glazed windows to side and rear aspects, double glazed door to side aspect, laminate wood effect flooring.

Sun Lounge

Double glazed windows to rear aspect, double glazed double doors to rear aspect / garden, space and plumbing for washing machine, radiator, power points.

FIRST FLOOR

radiator, airing cupboard with shelving and hot water tank, access to loft area.

Bedroom One

Double glazed window to front aspect, radiator, fitted wardrobe cupboard.

Bedroom Two

Double glazed window to rear aspect, radiator.

Bedroom Three

(Maximum measurements). Double glazed window to front aspect, radiator.

Bedroom Four

Double glazed window to rear aspect, radiator.

Shower Room

Suite comprising walk in shower cubicle with wall mounted shower, wash hand basin set in vanity unit, double glazed obscured window to rear aspect, chromium ladder style radiator.

Cloakroom

Suite comprising close coupled low level wc, corner wash hand basin, double glazed obscured window to rear aspect, tiled to principle areas, laminate wood effect flooring.

OUTSIDE

Front, driveway providing ample off road parking leading to the garage. The rear garden boasts extensive patio / seating area with the remainder shingled for easy low maintenance complemented with well stocked borders with mature planting, panelled fencing complements the side and rear boundaries, outside tap, gated access leading to the driveway, personal door to garage.

Garage

Electric roller shutter door to the front, double glazed door to side, power points, electric, wall mounted utilities and consumer unit, wall mounted solar panel battery.

Additional Information

Please note the solar panels on the roof are owned outright, installed in January 2015, solar panel battery installed 2017, excess energy from panels are fed into the hot water tank.

