

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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>

PRICE:£450,000



Prochurch Road, Cowplain, PO8 8EZ

LOOKING FOR A PROJECT ? NO FORWARD CHAIN is offered with this SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW with GARAGE / WORKSHOP in need of some modernisation occupying a GENEROUS PLOT with POTENTIAL TO EXTEND and possible BUILDING PLOT subject to local planning consent.

Entrance Porch

Double glazed front door, double glazed obscured panels to front and side aspects, internal door to entrance hall.

Entrance Hall

Double glazed window to front aspect, radiator, storage cupboard with hanging rail, airing cupboard housing hot water tank and utility cupboard housing utilities and consumer unit, coved and textured ceiling giving access to the partly boarded loft area via a pull down ladder with light point.

Kitchen

W: 16' 10" x L: 10' 9" (W: 5.14m x L: 3.27m)

Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl sink unit with mixer tap and drainer, eye level electric oven, four ring gas hob with extractor canopy over, space for fridge / freezer, space and plumbing for washing machine and dishwasher, base unit housing boiler for central heating, tiled to principle areas, double glazed window to rear aspect, door to lean to / utility room, internal door to lounge / dining room.

Lounge / Dining Room

W: 18' 11" x L: 22' (W: 5.77m x L: 6.71m)

(L' Shaped and maximum measurements). Double glazed bow window to front aspect, double glazed window to side aspect over looking the garden, three radiators, feature fireplace with wood mantle over, stone back and tiled hearth with gas living flame fire, coved and textured ceiling.

Lean To Utility Room

W: 9' 10" x L: 5' 1" (W: 2.75m x L: 1.55m)

Tiled to principle areas, two glazed doors to side gardens, power points and lighting.

Bedroom One

W: 10' 10" x L: 18' 8" (W: 3.3m x L: 5.69m)

(Maximum measurements to include fitted bedroom furniture). Double glazed window to side aspect, radiator, range of fitted wardrobe and overhead storage cupboards, coved and textured ceiling.

Bedroom Two

W: 10' 11" x L: 15' 9" (W: 3.32m x L: 4.8m)

Double glazed windows to front and side aspects, radiator, coved and smoothed ceiling.

Bedroom Three

W: 10' 9" x L: 7' 5" (W: 3.27m x L: 2.26m)

Double glazed window to front aspect, radiator, coved and textured ceiling.

Bathroom

Four piece suite comprising corner panelled bath with mixer tap, pedestal wash hand basin, close coupled low level wc, shower cubicle, radiator, tiled to principle areas, double glazed window with secondary glazing to rear aspect, wall mounted 'Xplair' warm air heater, textured ceiling.

Cloakroom

Close coupled low level wc, wash hand basin, double glazed obscured window to rear aspect, tiled to principle areas, textured ceiling.

OUTSIDE

The overall plot occupies a prominent corner position with gardens to front and either sides. The gardens are mainly laid with lawn with mature hedgerow and planting. The larger side garden boasts covered pergola with patio / seating area, two greenhouses and good sized timber workshop, drop kerb leading to extensive off road parking for multiple vehicles and access to the detached garage.

Garage/Workshop

W: 11' 3" x L: 21' 5" (W: 3.43m x L: 6.53m)

Up and over door to the front, personal door to the side aspect and garden, power points and light.

