



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance 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 is given as to their accuracy or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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>

Offers Over £300,000

A.J.EYRE
& SONS**Conifer Close, Cowplain, PO8 8AF**

IN NEED OF SOME MODERNISATION and OFFERED WITH NO FORWARD CHAIN. Extended THREE DOUBLE BEDROOM SEMI DETACHED HOUSE boasting a cul de sac location. Accommodation includes spacious lounge, dining area with office area, ground floor cloaks / shower room, first floor shower room, driveway and garage

Covered Entrance
Double glazed front door.

Entrance Hall
Stairs to the first floor with understairs storage cupboard, parquet wood flooring, coved and textured ceiling, radiator, personal door to the garage.

Lounge
W: 12' x L: 17' 11" (W: 3.65m x L: 5.46m)
(Maximum measurements). Feature fireplace with wood surround, double glazed window to front aspect, radiator, laminate wood effect flooring, coved and textured ceiling, serving hatch to kitchen.

Kitchen
W: 13' 3" x L: 8' 11" (W: 4.05m x L: 2.73m)
Matching range of wall and base units complemented with work surface over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, five ring gas hob with extractor canopy over, double oven, space and plumbing for washing machine, wall mounted boiler for central heating, radiator, double glazed window and door to rear aspect / garden, tiled to principle areas, serving hatch to lounge, textured ceiling.

Dining / Office Room.
W: 12' x L: 20' (W: 3.66m x L: 6.09m)
(Overall maximum measurements). Double glazed windows and doors to both side and rear aspects, two radiators, coved and textured ceiling, door to cloakroom.

Shower Room
Double glazed window to side aspect, wash hand basin, wall mounted light and shaver point, internal door leading to the shower room with shower cubicle and wall mounted shower, low level wc, radiator, double glazed window to side aspect, tiled to principle areas, textured ceiling and extractor fan.

FIRST FLOOR
Double glazed window to side aspect, access to the loft area.

Bedroom One
W: 11' 10" x L: 14' 11" (W: 3.62m x L: 4.55m)
(Maximum measurements including depth of fitted wardrobe cupboards). Double glazed window to front aspect, radiator, mirror fronted fitted wardrobe cupboard, textured ceiling.

Bedroom Two
W: 13' 1" x L: 12' 5" (W: 3.99m x L: 3.79m)
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to rear aspect, radiator, fitted wardrobe cupboard, fitted shelving unit, textured ceiling.

Bedroom Three
W: 13' 3" x L: 9' 3" (W: 4.05m x L: 2.82m)
(Maximum measurements including depth of fitted wardrobe cupboard). Double glazed window to front aspect, radiator, fitted wardrobe cupboard, textured ceiling.

Shower Room
W: 12' x L: 6' 6" (W: 3.66m x L: 1.98m)
(Maximum measurements). Walk in shower cubicle with shower screen, drainage area and wall mounted shower, pedestal wash hand basin, close coupled low level wc, ladder style radiator, tiled to principle areas, double glazed window to rear aspect, airing cupboard with shelving and hot water tank.

OUTSIDE
The frontage boasts driveway providing off road parking leading to the garage, the remainder of the frontage is laid with lawn and mature planting. The rear garden boasts mature planting to the boundaries, panelled fencing complement the borders, outside tap, artificial lawned area.

Garage
W: 7' 11" x L: 17' 6" (W: 2.42m x L: 5.34m)
Up and over door to the front, personal door to the entrance hall, power, lighting, wall mounted utility meters.

