



16 Silvester Road
Cowplain
Waterlooville
PO8 8TL



BYRNE
RUNCIMAN

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16 SILVESTER ROAD

PRICE GUIDE: £330,000

The Property

An older style semi-detached house built in 1906 in a popular central location in Cowplain. The property has high ceilings and large windows giving it a spacious feel. It benefits from a sitting room, kitchen, conservatory and shower room on the ground floor and bedroom one with an ensuite shower room and two further bedrooms on the first floor. It has an attractive good sized garden to the rear and off road parking to the front. Viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **POPULAR LOCATION** *
- * **SITTING ROOM* KITCHEN** *
- * **CONSERVATORY** *
- * **THREE BEDROOMS** *
- * **TWO SHOWER ROOMS** *
- * **ATTRACTIVE GOOD SIZED GARDEN** *
- * **OFF ROAD PARKING** *

The Location

Cowplain is a popular suburb with some local shops. It is close to the town of Waterlooville which offers all amenities. There is easy access to the M27 motorway network.

Directions

Proceed from Waterlooville to Cowplain and Silvester Road can be found on the left hand side just before a parade of shops. Number 16 is on the right hand side.

ACCOMMODATION

VERANDAH STYLE PORCH Front door opening to:
SITTING ROOM Double glazed window to front, fireplace surround, staircase to first floor, radiator, door opening to:

KITCHEN Double glazed window to rear, fitted with a range of wall and base unit with work surfaces over, stainless steel sink unit with cupboards below, gas cooker point with extractor* over, partially tiled walls, plumbing for washing machine, wall mounted gas boiler* servicing central heating* and hot water system*, double glazed door opening to conservatory, open archway to:

SIDE ENTRANCE Double glazed door to side, fitted wall cupboards, worksurface with space for refrigerator and freezer below, door opening to:

SHOWER ROOM Double glazed window to side, suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., fully tiled walls, radiator.

CONSERVATORY Double glazed windows to rear and side, tiled floor, radiators, double glazed casement doors opening onto garden.

FIRST FLOOR

LANDING Doors opening to:

BEDROOM ONE Double glazed window to front, over stairs cupboard, radiator.

ENSUITE SHOWER ROOM Double glazed window to front, suite comprising tiled shower cubicle, low level w.c.

BEDROOM TWO Double glazed window to rear overlooking garden, radiator.

BEDROOM THREE Double glazed window to rear overlooking garden, radiator.

OUTSIDE

The **FRONT GARDEN** has a dwarf wall to the front and is block paved offering off road parking. Side access to the attractive enclosed **REAR GARDEN** with an extensive patio area, mainly laid to lawn, numerous shrubs and borders and a shed.

SERVICES: All main services.

TENURE: Freehold.

LOCAL AUTHORITY: Havant Council.

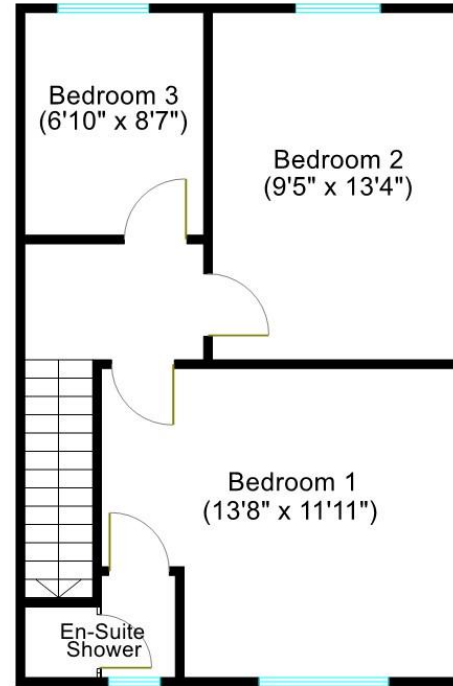
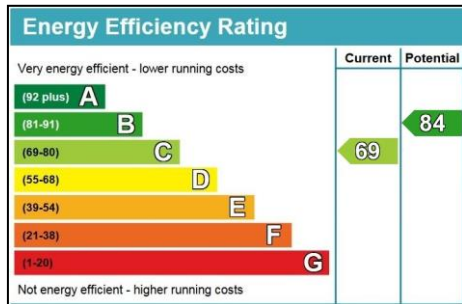
COUNCIL TAX BAND: B

Agents Note: * *We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract.*

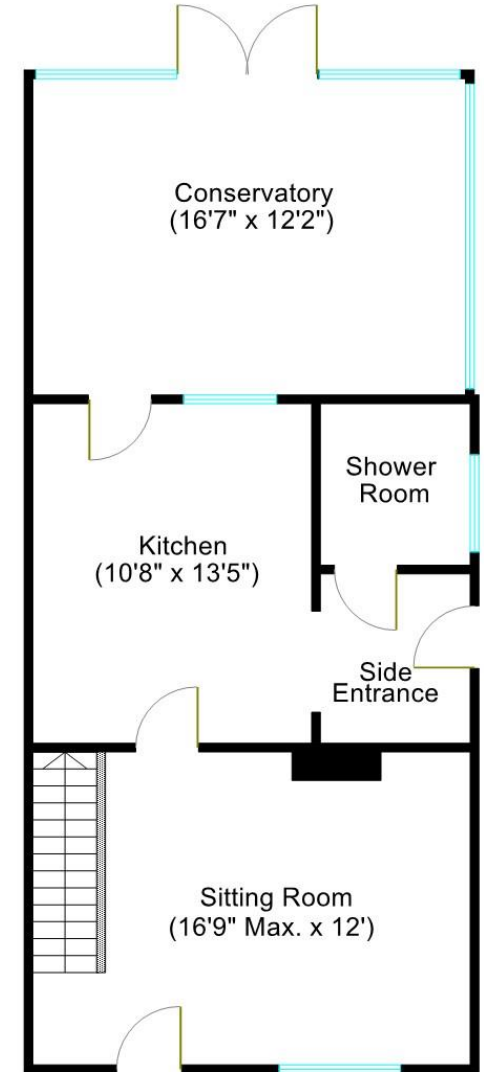
All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





First Floor



Ground Floor

Total Approx. internal floor area = 1042.6 sq ft / 96.9 sqm
 Floor Plan for identification and guidance purposes only

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
- The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
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