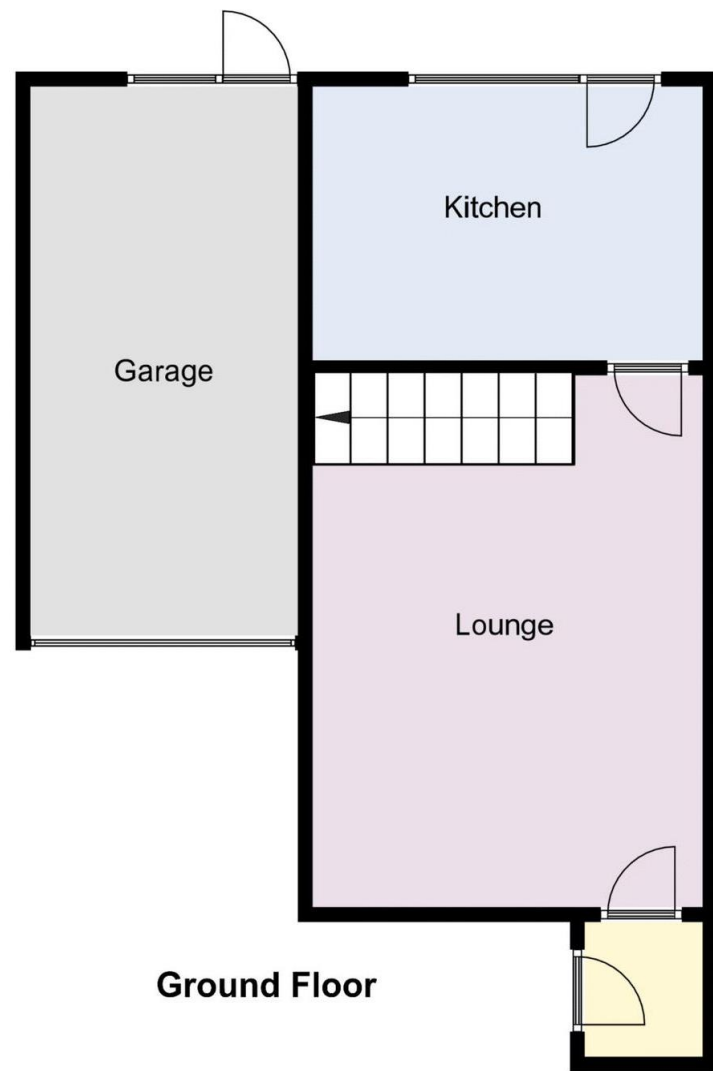
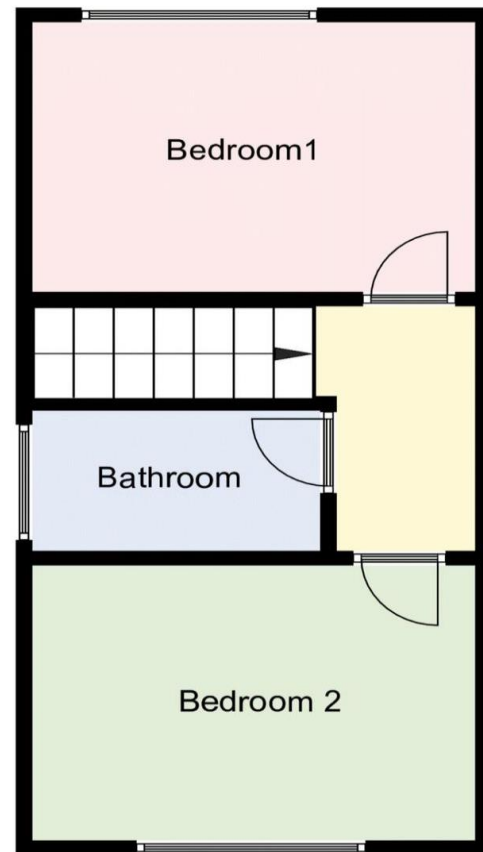


Property Reference:- F2175 Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band C
 Tenure: - Freehold
 Property Type: - Semi-Detached House
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Central Heating
 Broadband - Broadband connected by Shell. Average available download speed for this Postcode of 1130MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Garage and Driveway
 Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
 Fenwicks Estate Agents has further information as provided by current vendor

£310,000

40 Trevoise Way, Titchfield Common, PO14 4NQ



- Quiet Cul-De-Sac Location
- Semi-Detached
- Two Double Bedrooms
- 17ft Lounge
- Kitchen
- Bathroom
- Enclosed Rear Garden
- Off-Road Parking
- Driveway
- Garage

The Accommodation Comprises:-

Front door with obscured double glazed panel inset into:-

Entrance porch:-

Coving to flat ceiling, double glazed windows to front elevation, cloaks hanging space, glazed door into:-

Lounge:-

17' 5" x 13' (5.30m x 3.96m)

Stairs to first floor, coving to flat ceiling, double glazed window to front elevation, wood floor, log burner, radiator, glazed door into:-



Kitchen:-

12' 11" x 9' (3.93m x 2.74m)

Double glazed window to rear elevation, casement door giving access to rear garden, flat ceiling inset spotlighting, tiled floor, range of base and eye level units with roll top work surfaces, one and a half bowl sink unit with mixer tap, integrated oven, hob and extractor hood, space for fridge/freezer, space and plumbing for washing machine and dishwasher, space for table and chairs, space for fridge/freezer.



First Floor Landing:-

Access to loft, flat ceiling, smoke detector.

Bedroom 1:-

13' x 9' (3.96m x 2.74m)

Double glazed window to rear elevation, radiator, over stairs storage cupboard.



Bedroom 2:-

12' 11" x 9' 2" (3.93m x 2.79m)

Double glazed window to front elevation, flat ceiling, radiator.



Bathroom:-

8' 6" x 4' 8" (2.59m x 1.42m)

Obscured double glazed window to side elevation, coving to flat ceiling inset spotlighting, extractor fan, wall-mounted lighted mirror unit with power point inset, white suite comprising; close-coupled wc, wash hand basin, panelled bath with shower attachment, shower rail and curtain, radiator, towel rail.



Outside:-

Front garden laid mainly to lawn, some shrubs to borders, driveway with parking leads to garage with up and over door, power and light connected, gas central heating boiler, fuse box and meters double glazed window and courtesy door to rear. Rear garden is enclosed by fence panels, laid mainly to lawn for ease of maintenance, wooden decking, socialising and entertaining purposes.

