



31 Grevillea Avenue, Titchfield Park, PO15 5LN

Offers In Excess Of £335,000



Grevillea Avenue |
Titchfield Park | PO15 5LN
Offers In Excess Of £335,000

W&W are pleased to offer for sale this four bedroom terraced town house. The property boasts four double bedrooms, lounge/dining room, kitchen, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear enclosed garden & allocated parking for two to the rear.

Grevillea Avenue is situated with the amenities of Locks Heath, Whiteley & Park Gate close by with local shops & TGI Fridays within walking distance. Excellent transport links including A27, M27 & Swanwick train station are also easily accessible.





Four Bedroom Town House

Offered With No Chain Ahead

Welcoming Entrance Hall Enjoying Downstairs
Cloakroom & Storage Cupboard

Kitchen Enjoying Built In Oven/Hob,
Fridge/Freezer, Slimline Dishwasher & Washing
Machine

Lounge/Dining Room Enjoying Double Doors
Opening Out Onto The Rear Garden

Main Bedroom To The Top Floor Benefitting
From En-Suite Shower Room

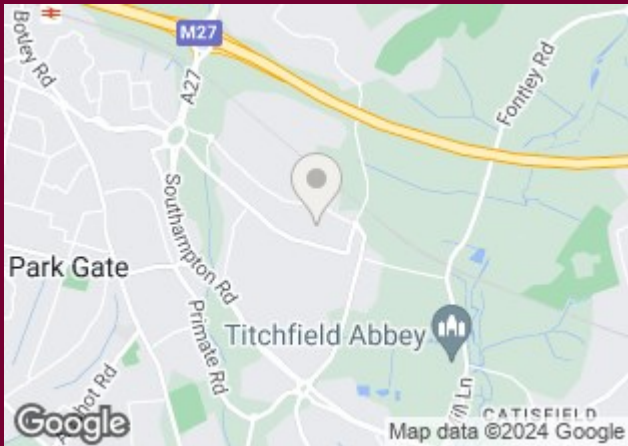
Three Additional Double Bedrooms With One
Benefitting From Built In Wardrobes

Family Bathroom Comprising Three Piece Suite

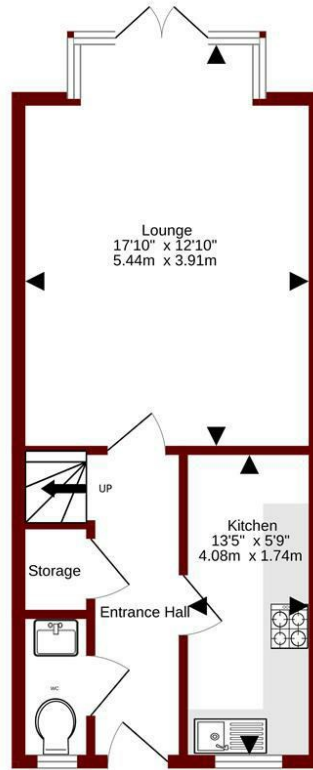
Rear Garden With Artificial Lawn Area, Paved
Patio & Rear Access

Allocated Parking For Two Vehicles To The Rear

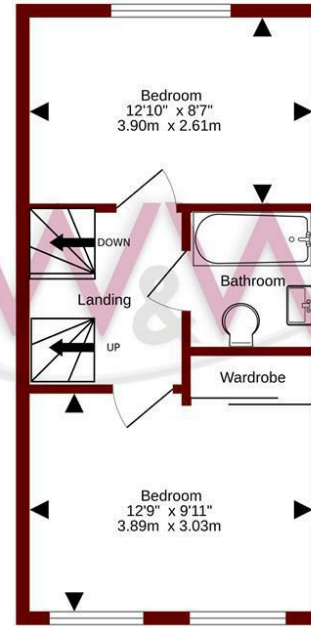
Estate Management Charge Approx. £480 PA



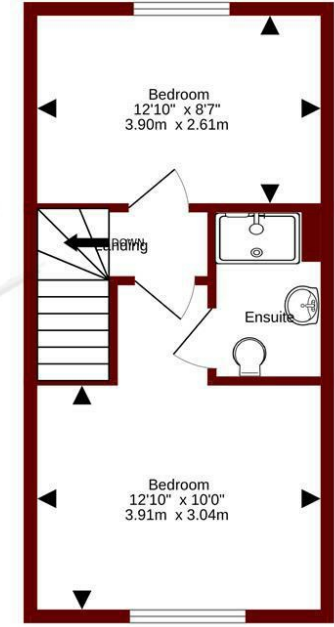
Ground floor
388 sq.ft. (36.1 sq.m.) approx.



1st floor
337 sq.ft. (31.3 sq.m.) approx.



2nd floor
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk