



14 The Gallops, Titchfield Common, PO14 4DP

Asking Price £349,995



The Gallops |

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W&W are delighted to offer for sale this well presented three bedroom semi detached house. The property boasts three bedrooms, spacious lounge/dining room, kitchen, conservatory, modern re-fitted downstairs cloakroom & modern re-fitted family bathroom. The property also benefits from a rear enclosed garden, garage & driveway parking.

The Gallops is situated with local shops & schools within walking distance, with further amenities at Park Gate & Locks Heath just a mile away. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station.





Well presented three bedroom semi detached house

Spacious 20'1ft lounge/dining room with understairs storage cupboard & patio doors opening into the conservatory

Kitchen boasting built in oven/hob & freezer with space for additional appliances

Conservatory with radiator providing all year round use & double doors opening out onto the rear garden

Modern re-fitted downstairs cloakroom

Main bedroom with built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Modern re-fitted fully tiled family bathroom comprising three piece white suite

Rear garden majority laid to lawn with patio area & rear access

Garage, driveway parking & non allocated parking opposite the front

MATERIAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

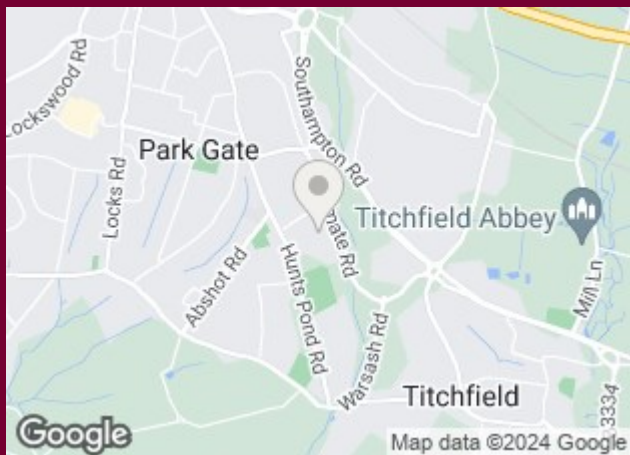
Sewerage - Mains

Heating - Gas central heating with a replacement Vaillant combination boiler

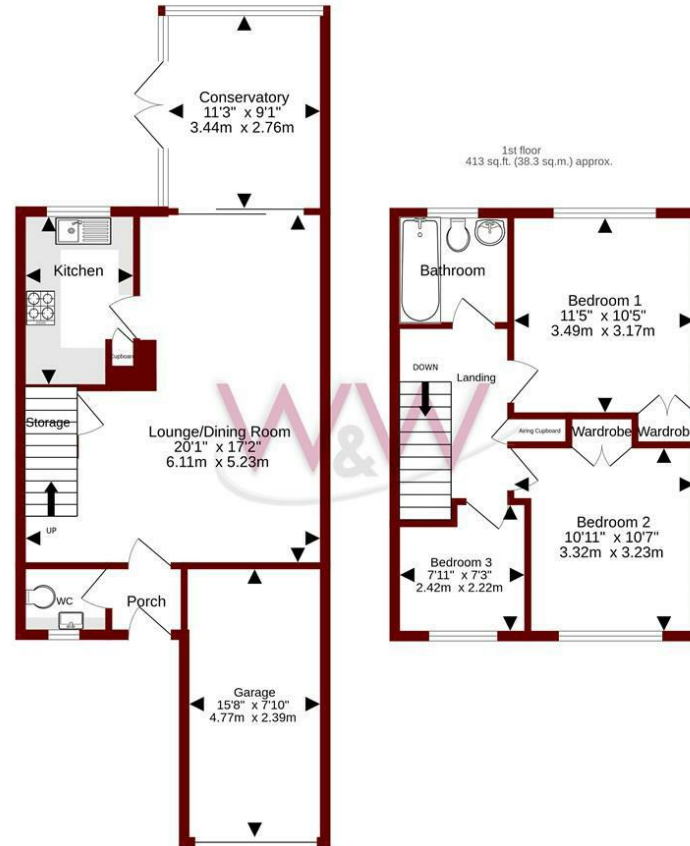
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Plus Net and is connected via ADSL

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Ground floor
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(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 - C - £1753.42 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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