



23 Garstons Close, Titchfield, PO14 4EW

Asking Price £399,999



Garstons Close |
Titchfield | PO14 4EW
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W&W are delighted to offer for sale this beautifully presented & vastly improved three bedroom terraced house. The property boasts an impressive 27'11ft open plan living/kitchen/dining room, study, cloakroom/utility room, three bedrooms & modern family bathroom. The property also enjoys a rear landscaped garden, garage & block paved driveway parking for multiple vehicles.

Garstons Close is within easy walking distance to the sought after Titchfield Village. Titchfield is a thriving community and offers an excellent range of amenities with shops, hairdressers, beauticians and boutique coffee shops. The canal walk leading into Titchfield Haven Nature Reserve and Hill Head beach beyond are just moments away. Titchfield is also well placed for commuting with mainline links to London from Winchester and Southampton Parkway and easy access to the A/M27.





Beautifully presented & vastly improved three bedroom terraced home

Welcoming entrance hall enjoying stunning attractive herringbone flooring flowing into the living/kitchen/dining room

Impressively sized 27'11ft open plan living/kitchen/dining room with double doors opening out onto the rear garden

Modern kitchen enjoying wooden worktops & attractive matte units

Integrated appliances include fridge/freezer, dishwasher, boiling hot water tap, five ring induction hob, single oven & combination oven/microwave

Study/family room with window to the front

Utility room/downstairs cloakroom providing additional storage & space/plumbing for washing machine

Main bedroom enjoying eaves storage space & window to the front

Two additional double bedrooms both benefitting from built in wardrobes

Modern re-fitted family bathroom comprising three piece white suite with feature 'P' shaped bath, attractive wall tiling & twin windows

Galleried landing enjoying built in storage cupboard

Landscaped garden enjoying decked sun terrace with pergola above, area laid to artificial lawn, external power points with lighting & outside water tap

Garage with power & lighting

Block paved driveway providing parking for multiple vehicles

999 years on the lease from December 1969

945 years remaining on the lease

Annual ground rent is £12 per annum

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas Central Heating

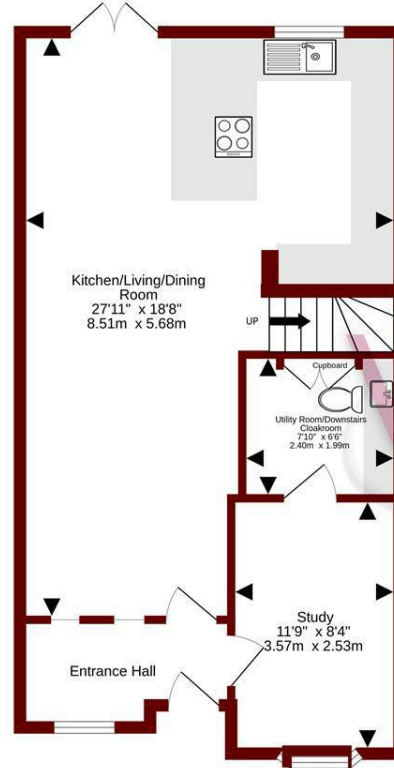
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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

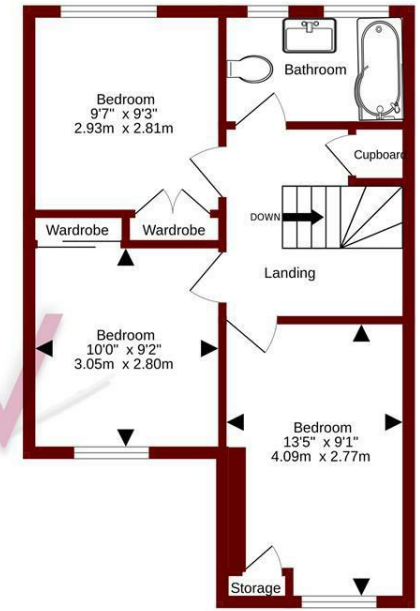
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
732 sq.ft. (68.1 sq.m.) approx.



1st floor
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	85
EU Directive 2002/91/EC			

Council Tax Band - C - £1752 Per Annum

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - B

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