



35 The Hurdles, Titchfield Common, PO14 4AN

Asking Price £330,000



The Hurdles |

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W&W are delighted to offer for sale this extremely well presented three bedroom terraced house. The property boasts three bedrooms, 'L' shaped lounge/dining room, kitchen, downstairs cloakroom, conservatory & modern family bathroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking.

The Hurdles is situated with local convenience stores within walking distance along with multiple schools close by. Excellent transport links are easily accessible including A27 & M27.





Extremely well presented three bedroom terraced house

Spacious 'L' shaped lounge/dining room with understairs storage cupboard & patio doors opening into the conservatory

Downstairs cloakroom comprising two piece white suite

Kitchen boasting space for appliances

Conservatory with double doors opening out onto the rear garden

Main bedroom benefiting from built in wardrobes

Two additional bedrooms with one benefiting from built in wardrobes

Modern re-fitted family bathroom comprising three piece white suite & attractive tiling

Rear enclosed landscaped garden laid to lawn, paved patio areas, display flower/shrubbery & rear access

'In our opinion' the garden offers a great degree of privacy

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Vaillant combination boiler

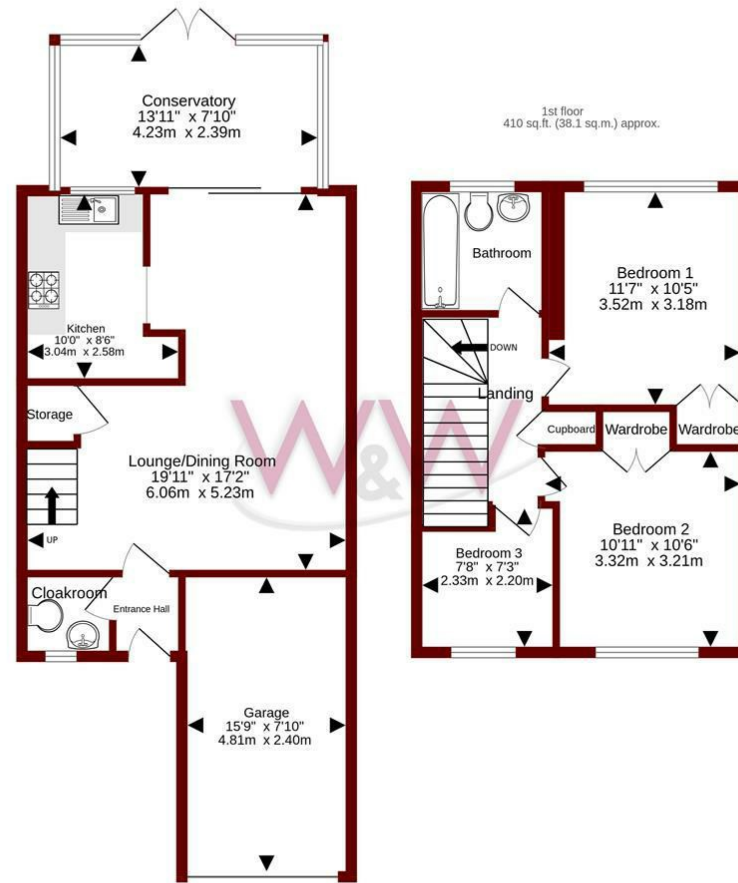
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.4 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			86
(69-80) C		71	
(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 - £1669.31 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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