



34 Trevoise Way, Titchfield Common, PO14 4NQ

Asking Price £369,995



Trevose Way |

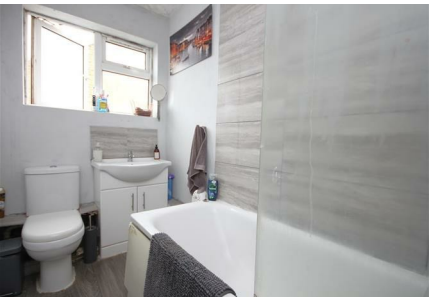
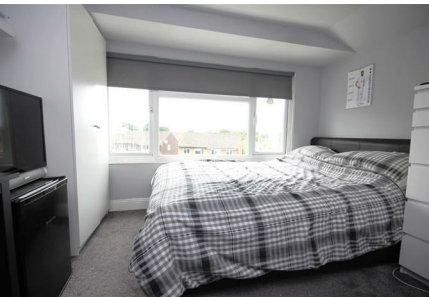
Titchfield Common | PO14 4NQ

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W&W are pleased to offer for sale this extended four bedroom semi detached home tucked away in the corner of a quiet cul de sac. The property boasts four bedrooms, lounge, kitchen, conservatory, family bathroom & cloakroom. The property benefits from a rear enclosed landscaped garden & driveway parking.

Trevose Way is situated just half a mile from the local Infant & Junior Schools as well as a Tesco Express. Further amenities can be found at nearby Locks Heath Centre, Park Gate & Whiteley Shopping Centre. Also easily accessible are the excellent transport links including A27, M27, bus route & Swanwick train station.





Extended four bedroom semi detached home

Situated in the corner of a quiet cul de sac location

Enviably plot

Lounge with window to the front

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

Conservatory with double doors opening out onto the garden

Two double bedrooms & modern family bathroom to the first floor

Two bedrooms to the top floor, one benefitting from a cloakroom & velux window

Rear enclosed landscaped garden laid to paved patio area, lawn area with raised flowers/display shrubbery & two large sheds to remain

'In our opinion' the garden is of a great size for the property

Driveway parking for vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

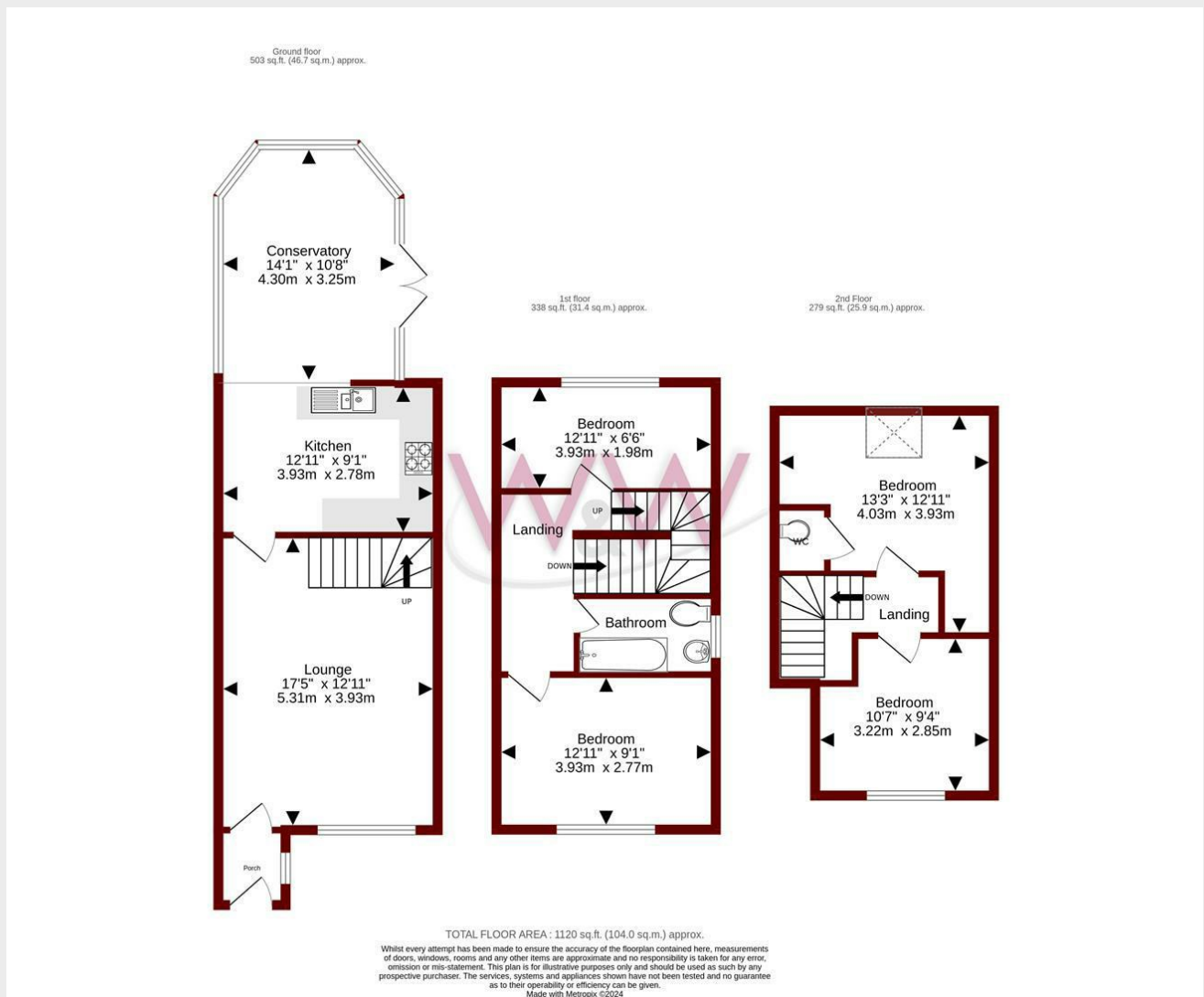
Sewerage - Mains

Heating - Gas central heating with combination boiler

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

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(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 - £1440 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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