



38 Wheatlands, Titchfield Common, PO14 4SL

Asking Price £345,000



Wheatlands |

Titchfield Common | PO14 4SL

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W&W are delighted to offer for sale this well presented two bedroom semi detached house. The property boasts two bedrooms, lounge/dining room, kitchen & bathroom. The property also benefits from a favoured Southerly aspect rear landscaped garden, garage & driveway parking for multiple vehicles.

Wheatlands is a cul de sac situated off of Longacres Road, giving excellent transport links to the A27 & M27. A variety of shops are just a 5 minute walk away, while the further amenities of Whiteley, Park Gate & Locks Heath are all less than 10 minutes away. Park Gate Primary School is just over half a mile away.





Well presented two bedroom semi detached home

Situated in a highly requested quiet cul de sac location

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

Lounge/dining room with door opening out onto the garden

Main bedroom with built in wardrobe & window overlooking the garden

Additional guest bedroom also benefitting from built in wardrobes

Modern '2021' re-fitted family bathroom comprising three piece white suite & attractive wall tiling

Rear southerly facing landscaped garden majority laid to lawn, displaying flower/shrubbery & paved patio area with electric remote controlled awning

Garage & driveway parking for multiple vehicles

Walking distance to local amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

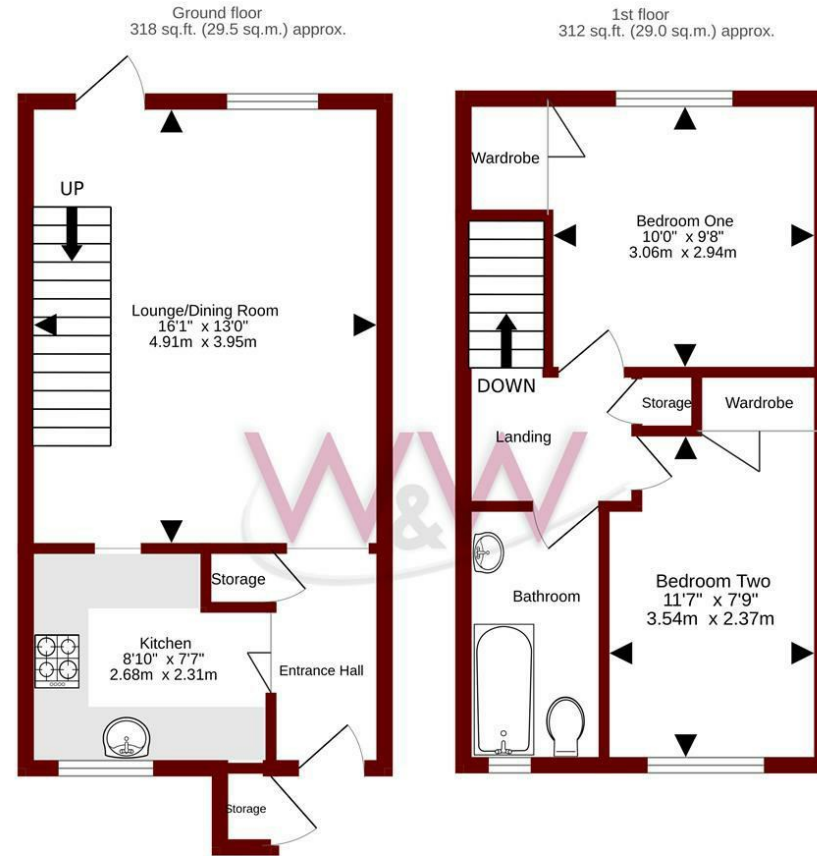
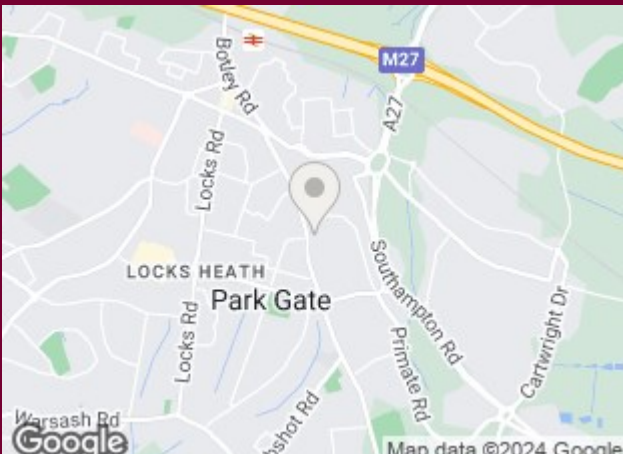
Sewerage - Mains

Heating - Gas central heating

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

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/>



TOTAL FLOOR AREA: 630 sq.ft. (58.5 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	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 - £1725 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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