



12 Netley Road, Titchfield Common, PO14 4PE

Offers In Excess Of £499,000



Netley Road |

Titchfield Common | PO14 4PE

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W&W are delighted to offer for sale this well presented three bedroom detached bungalow sat on an enviable plot. The property boasts three bedrooms, loft room, lounge/dining room, kitchen & modern shower room. The property also benefits from landscaped front & rear gardens as well as an impressively sized garage & block paved driveway parking for multiple vehicles.

Netley Road is ideally situated with school, shops & pub all within a short walk, further amenities of Park Gate, Titchfield & Whiteley are also easily accessible. The A27 & M27 are close by as well as a bus route.





Extremely well presented three bedroom detached bungalow sat on an enviable plot

Sought after location

Dual aspect 20'1ft lounge/dining room with patio doors opening out onto the rear garden

No chain ahead

Dual aspect kitchen boasting built in oven, hob, microwave, dishwasher, washing machine & space for fridge/freezer

Main bedroom to the front benefitting from built in wardrobes & bedroom furniture

Two additional bedrooms with one benefitting from built in wardrobes

Modern shower room comprising three piece white suite & attractive wall tiling

Large 22'8ft loft room with cloakroom enjoying power & lighting

Rear enclosed landscaped garden laid to paved patio area, lawned area & shingled area to the back with two sheds to remain

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

Impressive 25'9ft garage enjoying power/lighting & feature dog shower

Block paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

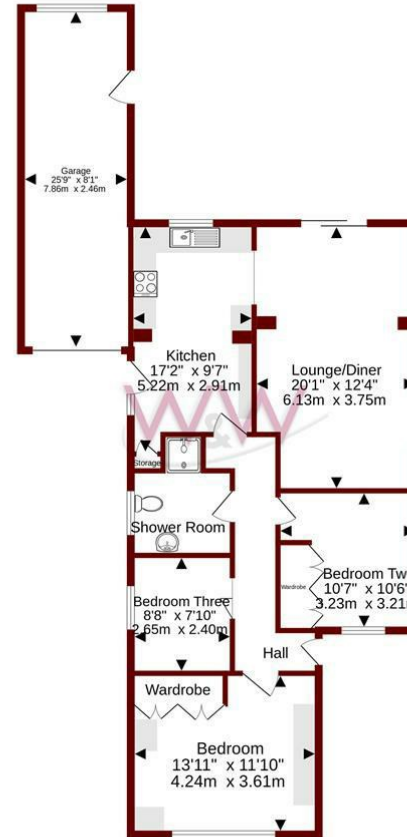
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

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
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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			85
(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 - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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