



20 Hertsfield, Titchfield Common, PO14 4SE

Asking Price £289,000



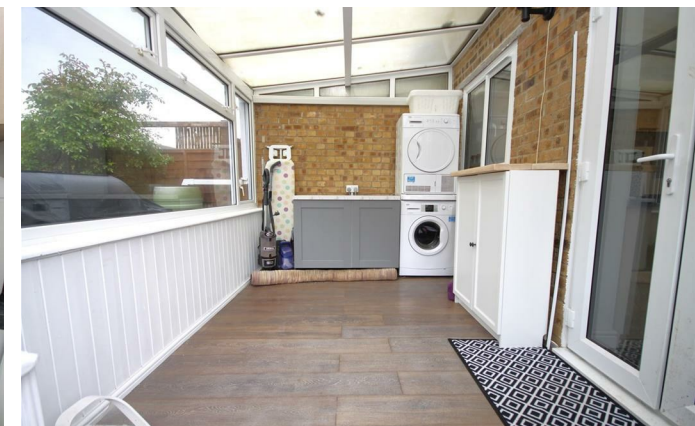
Hertsfield |

Titchfield Common | PO14 4SE

Asking Price £289,000

W&W are delighted to offer for sale this well presented two bedroom end of terrace house sat on an enviable corner plot (with planning permission approved for an extension). The property boasts two bedrooms, lounge, kitchen/dining room, conservatory & family bathroom. The property benefits from an impressively sized rear garden, side garden & driveway.

Hertsfield 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.





Well presented two bedroom end of terraced house

Sat on an enviable corner plot location providing rear & side gardens

Spacious lounge with window at the front

Kitchen/dining room with space for oven/hob, dishwasher & fridge/freezer

Conservatory with double doors opening out onto the rear garden & plumbing for washing machine

Main bedroom with window to the front & built in wardrobes

Guest bedroom also benefitting from built in wardrobes & airing cupboard

Family bathroom comprising three piece white suite

Impressively sized rear landscaped garden majority laid to lawn with paved patio, shrubbery, newly fitted shed, replacement fences & rear access

Replacement composite front door

Single storey side and rear extension fully approved - <https://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/23/1574/FP&uprn=100060343883>

Driveway 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 sky

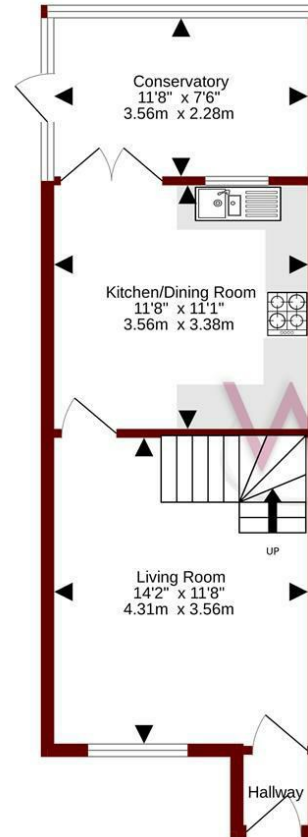
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

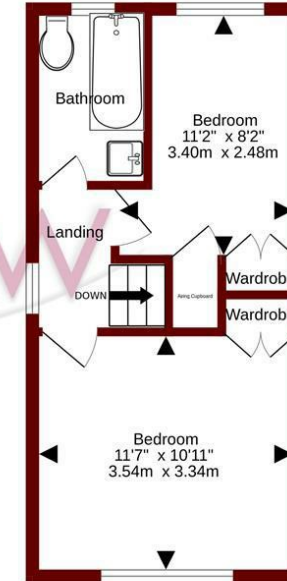




Ground floor  
400 sq.ft. (37.2 sq.m.) approx.



1st floor  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 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		87
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 - B - £1604.87 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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