



6 Kensington Gardens, Titchfield Common, PO14 4RJ

Offers In Excess Of £375,000



Kensington Gardens |
Titchfield Common | PO14 4RJ
Offers In Excess Of £375,000

Guide Price £375,000 to £385,000 W&W are delighted to offer for sale this three bedroom semi detached home tucked away down the end of a quiet cul de sac. The property boasts three bedrooms, open plan kitchen/lounge/dining room, downstairs cloakroom, modern bathroom & modern en-suite shower room. The property sits on an enviable plot providing front & rear gardens as well as a garage with driveway parking.

Kensington Gardens is a quiet cul de sac situated within walking distance to local shops & schools. Further amenities of Park Gate, Titchfield & Locks Heath are also easily accessible as are transport links.





Three bedroom semi detached home situated in the corner of a quiet cul de sac

No chain ahead

Welcoming entrance hall boasting attractive wood flooring flowing throughout the ground floor

Impressive 26'7ft open plan kitchen/dining/living room with double doors opening out onto the rear garden

Kitchen boasting breakfast bar, oven/hob to remain & built in washing machine

Side extension to the lounge with door to front

Downstairs cloakroom

Main bedroom enjoying built in wardrobes & en-suite

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

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Rear enclosed low maintenance landscaped garden majority laid to paved patio, shingled areas with display shrubbery/flower beds

'In our opinion' the garden offers a great degree of privacy with greenery to the side

Landscaped front garden majority laid to shingle with display shrubbery/flower beds

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

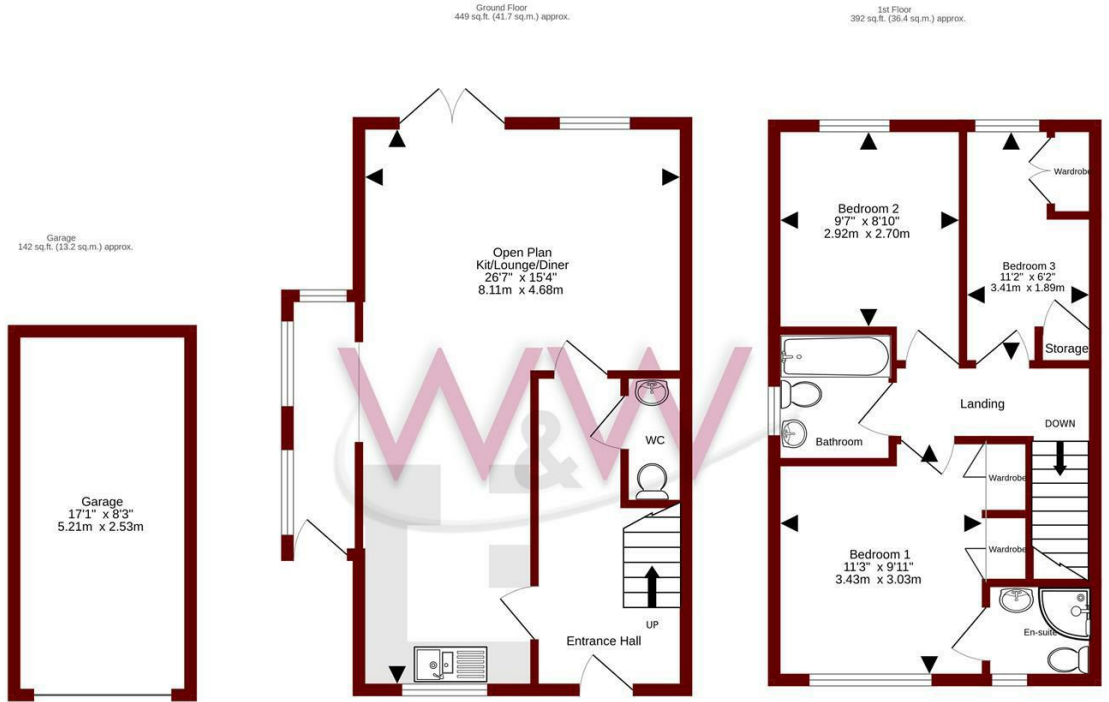
Sewerage - Mains

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/>



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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			88
(69-80) C		74	
(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 - £2060 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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