



34 Maud Avenue, Titchfield Common, PO14 4FR

Asking Price £335,000



Maud Avenue |

Titchfield Common | PO14 4FR

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W&W are delighted to offer for sale this well presented three/four bedroom town house. The property boasts three bedrooms, lounge/dining room, modern kitchen, family room/bedroom four, utility room/bar, two cloakrooms, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, remainder of garage & allocated parking.

Maud Avenue is situated in the 'Tanners Gate' development in Titchfield Common, you can find a choice of local schools close by including Saint Johns CofE primary school with Ofsted Rating of Good. Local convenience stores are situated along Hunts Pond Road and Warsash Road along with other local amenities, a pub and Locks Heath recreational ground, home to Locks Heath Cricket Club.





Extremely well presented three/four bedroom town house

No chain ahead

Welcoming entrance hall enjoying built in understairs storage cupboard & attractive wood effect laminate flooring flowing throughout the ground floor

Family room/fourth bedroom with double doors opening out onto the rear garden

Spacious 'L' shaped lounge/dining room with twin windows & open access into the kitchen

Modern kitchen boasting built in double oven, hob & space for additional appliances

Cloakroom to the first floor

Main bedroom to the top floor enjoying built in wardrobes & modern en-suite shower room

Two additional bedrooms

Main bathroom comprising three piece white suite & attractive wall tiling

Partially converted garage into a utility room/bar with storage space & plumbing for appliances

Rear enclosed landscaped garden majority laid to attractive paved patio with awning to remain, area laid to artificial lawn, summer house/shed to remain & rear access

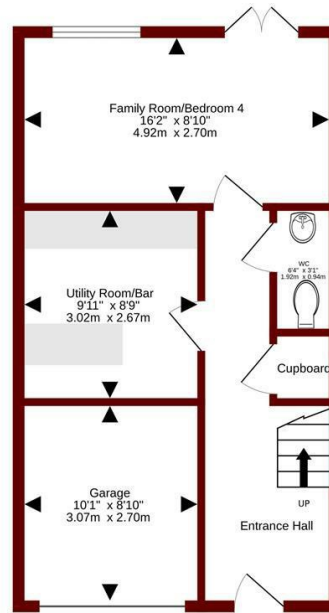
Remainder of garage as storage

Allocated parking

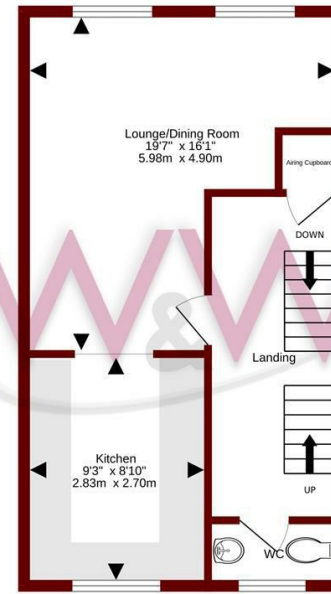
Estate management charge approx. £145 PA



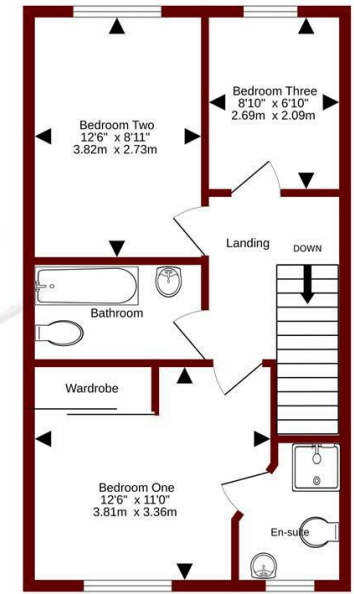
Ground floor  
456 sq.ft. (42.4 sq.m.) approx.



1st floor  
456 sq.ft. (42.4 sq.m.) approx.



2nd floor  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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		88
(81-91)	B	79	
(69-80)	C		
(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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