



12a Southway, Titchfield Park, PO15 5EF

Asking Price £485,000



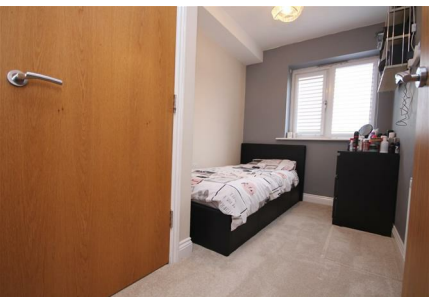
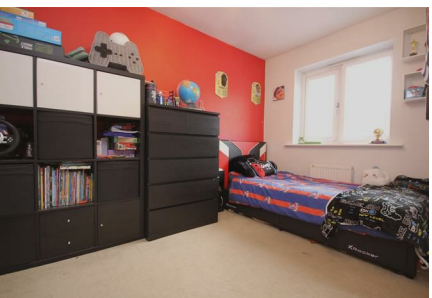


Southway |  
Titchfield Park | PO15 5EF  
Asking Price £485,000

W&W are delighted to offer for sale this extremely well presented four bedroom detached family home. The property boasts four bedrooms, lounge, modern kitchen/dining room, family room/utility room, downstairs cloakroom, modern main bathroom & two modern en-suite shower rooms. The property sits on an enviable plot providing a large rear landscaped garden & driveway parking for multiple vehicles.

Southway is situated with both Locks Heath & Whiteley Shopping Centres within easy reach, as well as excellent transport links close by including M27, A27 and Swanwick train station. There is a very good choice of schooling in the area with the main senior schools being at Cams Hill and Henry Cort with the majority of Fareham's primary schools being classed as 'outstanding'.





Extremely well presented & improved four bedroom detached family home

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing into the downstairs cloakroom

Spacious lounge with feature media wall with inset contemporary electric remote controlled fire and double doors opening out onto the rear garden

19'4ft Kitchen/dining room with breakfast bar, high gloss cabinets & attractive worktops

Integrated appliances include six ring gas hob, double oven, double microwave, dishwasher, bins & space for ' American style' fridge/freezer

Dual aspect 17'10ft family room/utility room with the utility area providing additional storage space & plumbing for appliances

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from two built in storage cupboards & en-suite

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

Guest bedroom also benefitting from built in storage & modern en-suite shower room

Two additional bedrooms with one benefitting from built in storage

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

Rear enclosed landscaped garden enjoying artificial lawn area & paved patio

15'1t Summer house/Office enjoying power & lighting to remain

Driveway parking for multiple vehicles & feature electric pod vehicle charging point to remain

'2024' Replacement carpets to the lounge, stairs & landing

'2025' Replacement carpets to all of the bedrooms

## 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 Vodafone

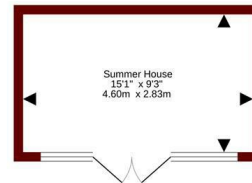
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

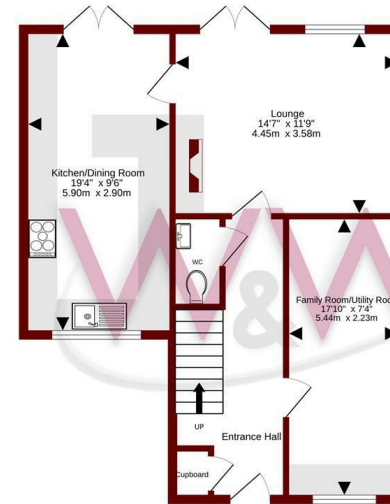




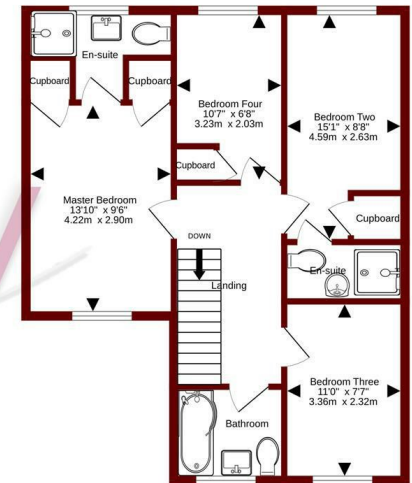
Summer House  
140 sq.ft. (13.0 sq.m.) approx.



Ground floor  
608 sq.ft. (56.4 sq.m.) approx.



1st floor  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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) <b>A</b>		89
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - E - £2521.93 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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