



31 Titchfield Grange, Titchfield Park, PO15 5AR

Asking Price £355,000

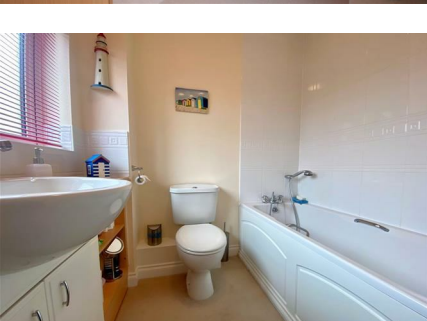


Titchfield Grange |
Titchfield Park | PO15 5AR
Asking Price £355,000

W&W are delighted to offer for sale this extremely well presented three bedroom semi detached home situated on an enviable corner plot. The property boasts three bedrooms, lounge, dining room, modern kitchen, cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from front, side & rear gardens as well as a detached garage with ample driveway parking.

Titchfield Grange is a quiet cul de sac between Fareham & Park Gate with easy access to the excellent transport links including the A27, M27 & bus routes. Whiteley Shopping Centre is just over 2 miles away providing a variety of shops, eateries and amenities.





Extremely well presented three bedroom semi detached home

Welcoming entrance hall enjoying replacement front door

Spacious lounge boasting centrepiece fireplace, double doors opening out onto the rear garden & walk in bay window with feature made to measure shutters to remain

Dining room also enjoying a walk in bay window with feature made to measure shutters to remain

Modern kitchen boasting attractive worktops/cabinets & understairs storage cupboard

Integrated appliances include oven, combination oven/microwave, gas hob, dishwasher, washing machine, bins & fridge/freezer

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite shower room

Two additional bedrooms with one benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Enviably corner plot providing front, side & rear gardens

Landscaped rear/side garden laid to attractive paved patio area, raised area with artificial lawn & display shrubbery/flower beds

Detached garage with power & lighting

Block paved driveway providing parking for multiple vehicles

Estate management charge approx. £400 PA

AGENTS NOTE - The sellers are able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

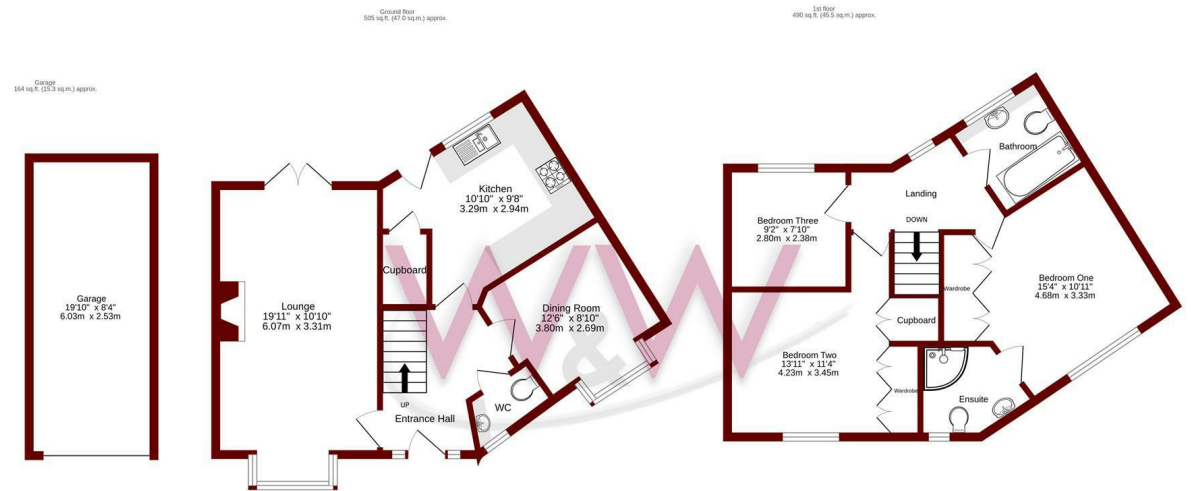
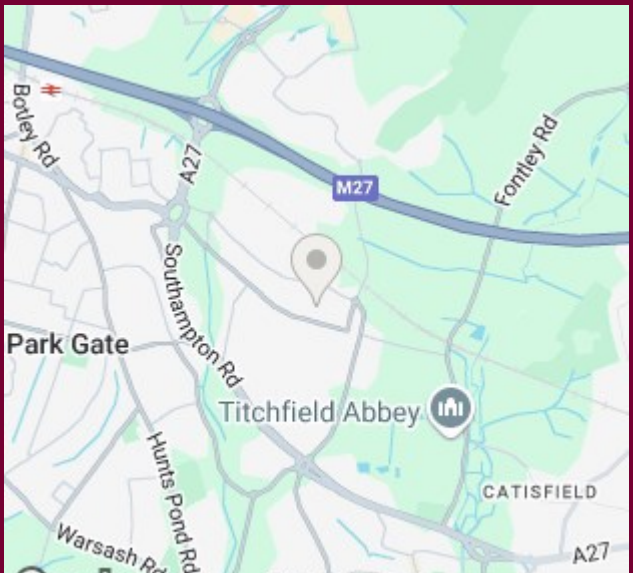
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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 : 1159 sq.ft. (107.7 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		87
(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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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