



35 The Hurdles, Titchfield Common, PO14 4AN

Asking Price £335,000



The Hurdles |
Titchfield Common | PO14 4AN
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W&W are delighted to offer for sale this extremely well presented three bedroom terraced house. The property boasts three bedrooms, 'L' shaped lounge/dining room, kitchen, downstairs cloakroom, conservatory & modern family bathroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking.

The Hurdles is situated with local convenience stores within walking distance along with multiple schools close by. Excellent transport links are easily accessible including A27 & M27.





Extremely well presented three bedroom terraced house

Spacious 'L' shaped lounge/dining room with understairs storage cupboard & patio doors opening into the conservatory

Downstairs cloakroom comprising two piece white suite

Kitchen boasting space for appliances

Conservatory with double doors opening out onto the rear garden

Main bedroom benefiting from built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Modern re-fitted family bathroom comprising three piece white suite & attractive tiling

Rear enclosed landscaped garden laid to lawn, paved patio areas, display flower/shrubbery & rear access

'In our opinion' the garden offers a great degree of privacy

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

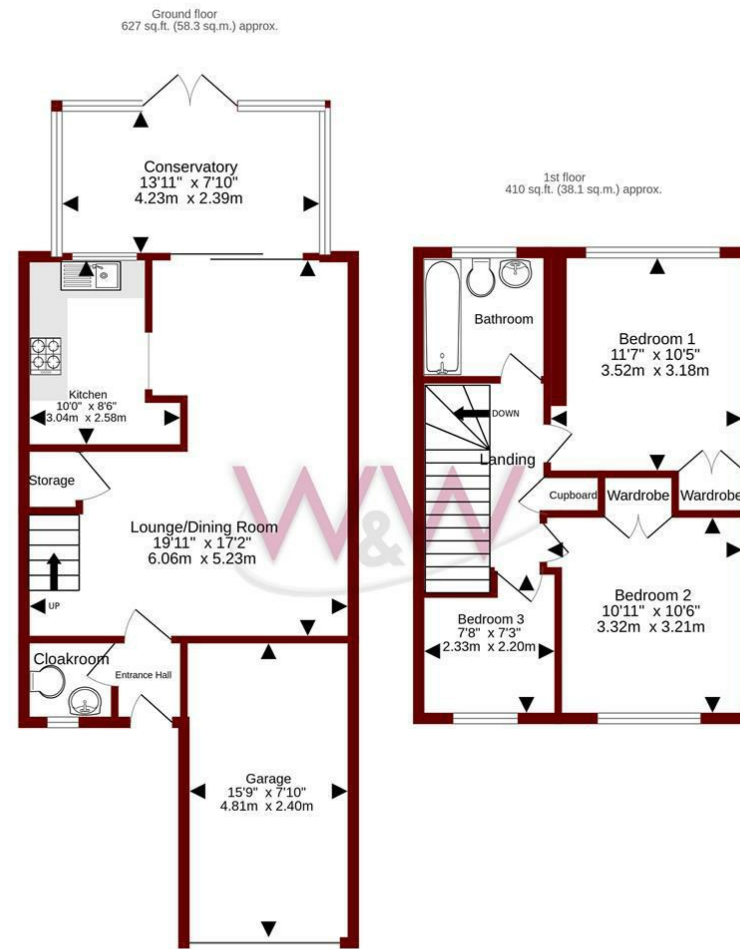
Sewerage - Mains

Heating - Gas central heating with replacement Vaillant combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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 - C - £1669.31 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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