



3 The Hurdles, Titchfield Common, PO14 4AN

Asking Price £345,000



The Hurdles |
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W&W are delighted to offer for sale this well presented three bedroom semi detached family home set on an impressive corner plot. The property boasts three bedrooms, lounge, kitchen/dining room & modern main bathroom. The property also benefits from a landscaped rear garden, garage with driveway parking and additional parking to the side for multiple vehicles.

The Hurdles is a quiet cul de sac in Titchfield Common with excellent transport links including the A27 & M27 easily accessible. The local convenience store is less than a 10 minute walk away as is St John CofE Primary School.





Well presented three bedroom semi detached home

Truly enviable landscaped corner plot with nearby garage & additional parking for multiple vehicles

Lounge with window to the front

Kitchen/dining room enjoying double doors opening out onto the rear garden & built in understairs storage cupboard

The kitchen boasts integrated oven and hob with space for additional appliances

Main bedroom benefitting from built in wardrobes

Two additional bedrooms both benefitting from built in storage

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

Feature ceiling speakers to the lounge & main bathroom

Landscaped rear garden enjoying paved patio, circular area laid to artificial lawn & decked sun terrace

'In our opinion' we feel that the garden offers a good degree of privacy

Garage & driveway parking

Additional shingled parking area to the side of the garage for multiple vehicles

Walking distance to local amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

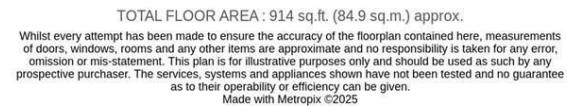
Sewerage - Mains


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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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	

Potential EPC Rating - B

parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk