



124 Wheatlands, Titchfield Common, PO14 4SU

Asking Price £395,000



Wheatlands |

Titchfield Common | PO14 4SU

Asking Price £395,000

W&W are delighted to offer for sale this extremely well presented three bedroom detached family home. The property boasts three bedrooms, lounge/dining room, kitchen, conservatory, downstairs cloakroom, utility room, main shower room & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, remainder of garage & driveway parking for multiple vehicles.

Wheatlands is a cul de sac situated off of Longacre's Road, giving excellent transport links to the A27 & M27. A variety of shops are just a 5 minute walk away, while the further amenities of Whiteley, Park Gate & Locks Heath are all less than 10 minutes away. There are also local parks and open green areas which are ideal for families and walkers alike.





Extremely well presented three bedroom detached family home

Modern kitchen enjoying laminate wood effect worktops & attractive cabinets

Integrated appliances include oven, hob & microwave with space for additional appliances

Dual aspect lounge/dining room with centrepiece fireplace & built in understairs storage cupboard

13'6ft Conservatory with insulated roof & double doors opening out onto the rear garden

Downstairs cloakroom

Utility room/additional reception room with door opening out onto the rear garden

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

Two additional bedrooms

Modern main shower room comprising three piece white suite with feature large shower cubicle tray & attractive wall tiling

Rear enclosed landscaped garden enjoying large attractive paved patio, area laid to artificial lawn with raised sleepers enjoying display flowers

Remainder of the garage

Driveway parking for vehicles

Vendor suited with complete chain ahead

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

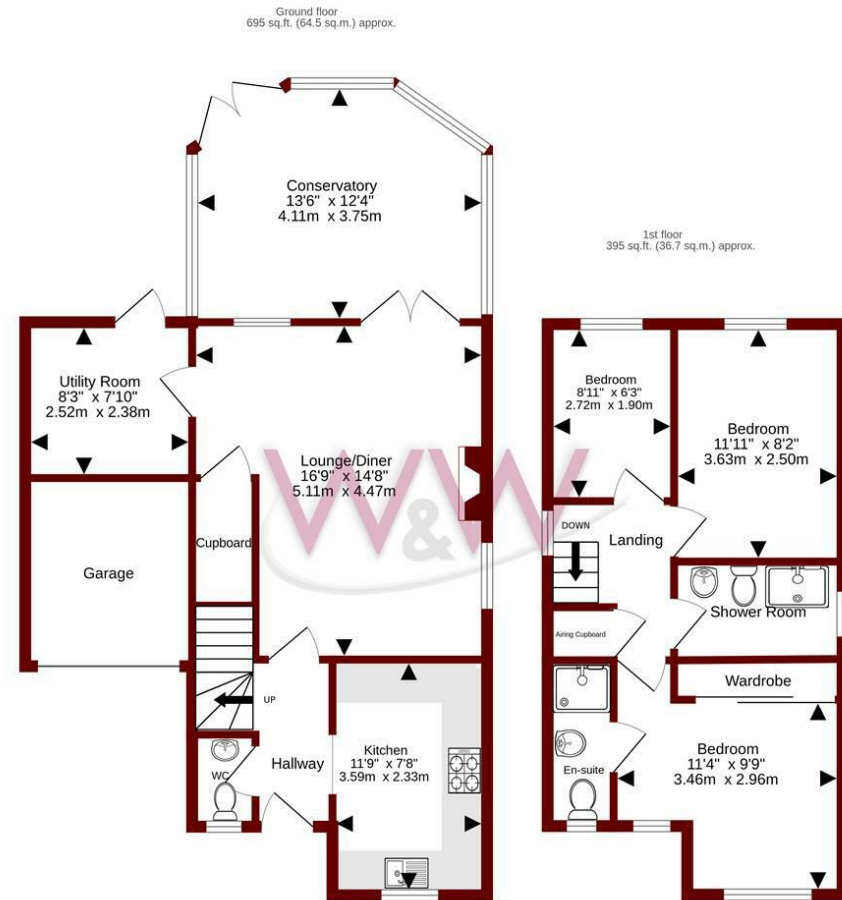
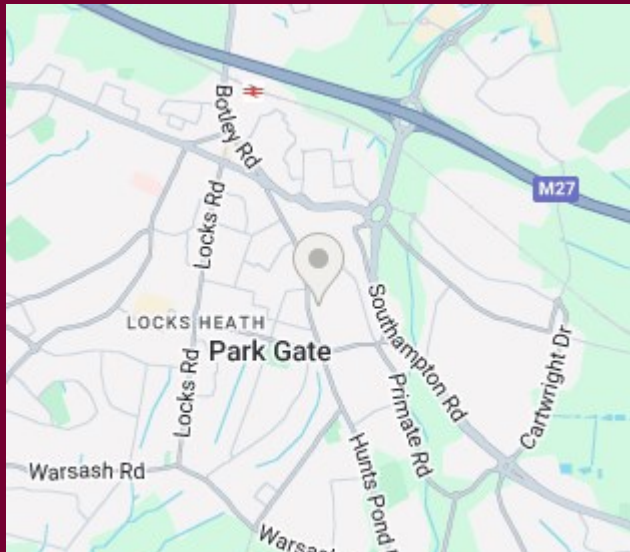
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by 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		
(81-91) B		85
(69-80) C	69	
(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

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk