



37 Robin's Meadow, Titchfield Common, PO14 4JL

Asking Price £400,000





Robin's Meadow |  
Titchfield Common | PO14 4JL  
Asking Price £400,000

W&W are pleased to offer for sale this well presented three bedroom detached bungalow sitting on an enviable plot providing front & rear gardens. The property boasts three bedrooms, lounge, kitchen, sun room & main bathroom. The property enjoys a rear garden, garage & large frontage providing parking for multiple vehicles.

Robin's Meadow is ideally situated with school, shops & pub all within a short walk, further amenities of Park Gate, Titchfield & Whiteley are also easily accessible. The A27 & M27 are close by as well as a bus route.





Three bedroom detached bungalow sitting on an enviable plot

Sought after location

No chain ahead

Dual aspect lounge with centrepiece brick surround fireplace with inset gas fire & patio doors opening into the sun room

Kitchen with space/plumbing for appliances

Bedroom Three/dining room with door opening into the sun room

20'8ft sun room with patio doors opening out onto the rear garden

Main bedroom benefitting from built in wardrobes & bay window to the front

Guest bedroom also benefitting from fitted bedroom furniture

Main bathroom comprising four piece suite

Rear landscaped garden, patio & area laid to lawn with display flower/shrubbery & shed to remain

Large landscaped frontage laid to lawn with attractive display flowers & shrubbery

Garage

Driveway parking for multiple vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

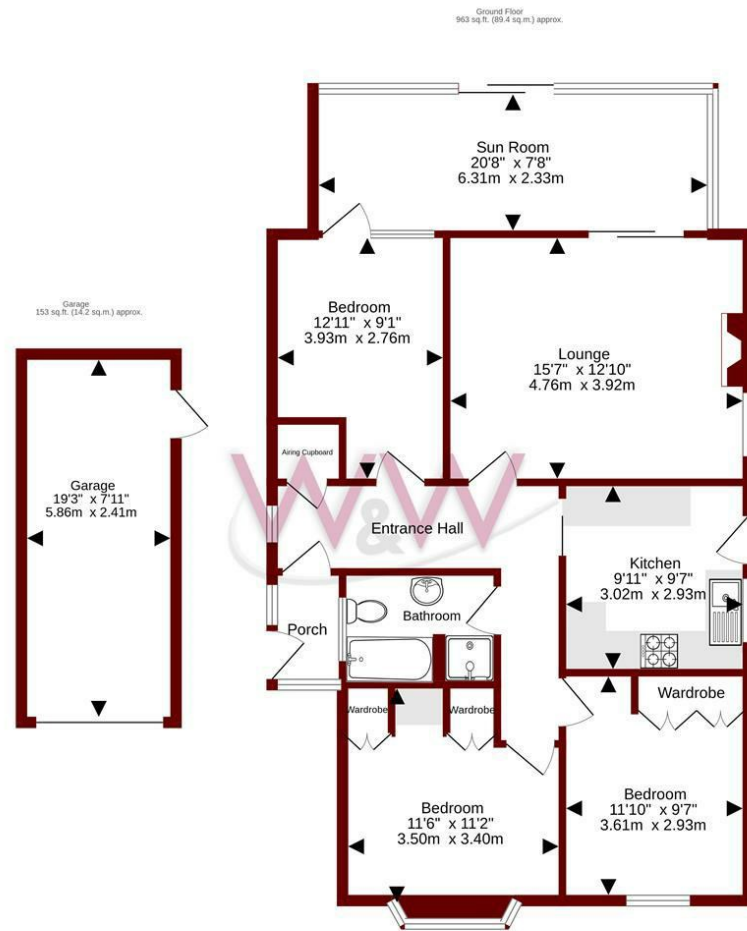
Heating - Gas central heating

Broadband - There is no 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/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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