



25 Cyprus Road, Titchfield Common, PO14 4JY

**Asking Price £425,000**





Cyprus Road |  
Titchfield Common | PO14 4JY  
Asking Price £425,000

W&W are delighted to offer for sale this well presented & vastly improved three bedroom semi detached bungalow. The property boasts three bedrooms, spacious 'L' shaped lounge, impressively sized open plan kitchen/dining room extension & modern re-fitted shower room. The property also enjoys a rear landscaped garden, detached garage & driveway parking.

Cyprus Road is a quiet cul de sac 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. The property is also within a short drive to the local ' Hill Head' seafront.







Well Presented & Improved Three Bedroom Semi Detached Bungalow

No Chain Ahead

Sought After Location

Luxury Vinyl Flooring Throughout

Spacious 'L' Shaped Lounge With Feature Media Wall With Contemporary Centrepiece Fire, Ample Storage Cupboards & Wood Panelling To The Wall

Impressive Open Plan Kitchen/Dining Room Extension With Bi-Folding Doors & Skylight Windows

Modern Re-Fitted Kitchen Enjoying Attractive Worktops & High Gloss Cabinets

Built In Appliances Include 'Range cooker' With American Style Fridge/Freezer, Washing Machine, Dishwasher & Wine Fridge To Remain

Main Bedroom With Window To The Front

Two Additional Bedrooms

Modern Re-Fitted 'Wet Room Style' Shower Enjoying Three Piece Suite, Attractive Wall/Floor Tiling & Elegant Fog Free Mirror With A Built-In Motion Sensor

Feature Underfloor Heating In The Wet Room

Westerly Facing Re-Turfed Rear Garden Enjoying Feature Night Lighting, Newly Fitted Decked Sun Terrace Fitted With Seating & Power, Area Laid To Lawn With Display Flower Beds & Mature Shrubby

Garage With Power/Lighting, Replacement Roof & Electric Remote Controlled Roller Door

Driveway Parking For Multiple Vehicles

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

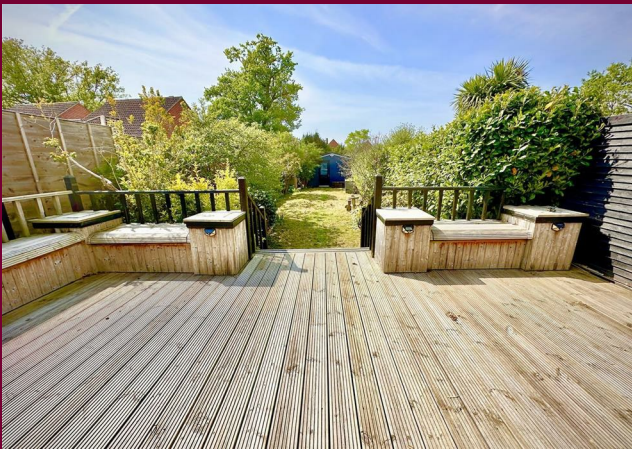
Heating - Gas central heating with replacement Valiant combination boiler

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

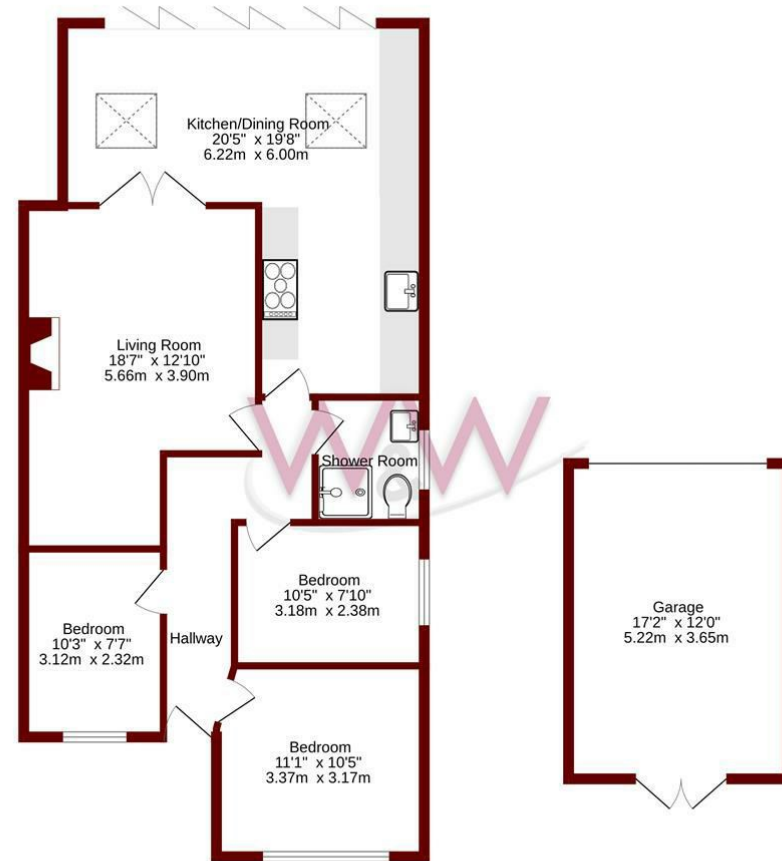
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>





Ground Floor  
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	
(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 - C Approx. £1200 PA

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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