



23 Wheatlands, Titchfield Common, PO14 4SL

Asking Price £385,000



Wheatlands |

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W&W are delighted to offer for sale this well presented three bedroom detached home. The property boasts three bedrooms, lounge, dining room, kitchen, conservatory, downstairs cloakroom & modern re-fitted shower room. The property also benefits from a rear landscaped garden, garage & driveway parking.

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.





Well presented three bedroom detached home

No chain ahead

Lounge with feature centrepiece fireplace

Kitchen boasting built in 2024 fitted oven, hob & washing machine, fridge/freezer to remain

Dining room with double doors opening into the conservatory

Conservatory with double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom enjoying built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Modern re-fitted shower room comprising three piece white suite, low profile double shower cubicle tray

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

Garage with power & lighting

Driveway parking

ADDITIONAL INFORMATION

Property construction - Timber framed

Electricity supply - Mains

Water supply - Mains

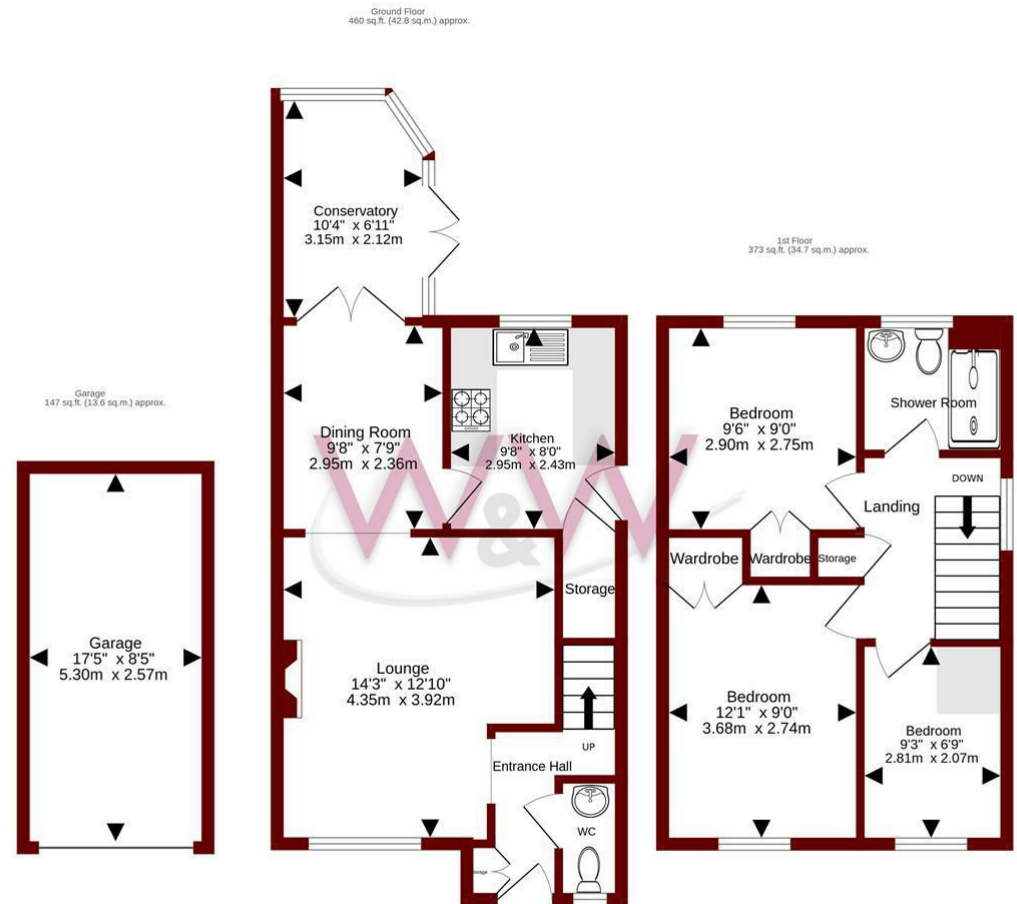
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property as it is vacant possession but the previous supplier was Sky with an open reach line connected

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		79
(69-80) C		
(55-68) D	57	
(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 - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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