



20 Trevoise Way, Titchfield Common, PO14 4NG

Asking Price £339,995



Trevose Way |
Titchfield Common | PO14 4NG
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W&W are delighted to offer for sale this well presented and improved three bedroom semi detached home sitting on an enviable plot. The property boasts three bedrooms, lounge, kitchen/dining room & modern main bathroom. The property benefits from front, rear & side gardens as well as a driveway providing parking for multiple vehicles.

Trevose Way is situated just half a mile from the local Infant & Junior Schools as well as a Tesco Express. Further amenities can be found at nearby Locks Heath Centre, Park Gate & Whiteley Shopping Centre. Also easily accessible are the excellent transport links including A27, M27, bus route & Swanwick train station.





Extremely well presented & improved three bedroom semi detached home

Entrance hall enjoying attractive wood effect LVT laminate flooring flowing throughout the ground floor

Lounge with window to the front, open access into the kitchen/dining room & built in understairs storage cupboard

Dual aspect kitchen/dining room with central island unit, integrated oven, hob, fridge/freezer & space for washing machine

Main bedroom benefitting from built in wardrobes

Two additional bedrooms with one benefitting from built in storage

Modern main bathroom comprising three piece white suite & attractive marble effect aqua panelling to the walls

Rear enclosed landscaped garden laid to artificial lawn, paved patio area with raised sleepers enjoying display flowers/shrubbery, side space with shed to remain & side access

Landscaped frontage laid to shingle & driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Vaillant combination boiler

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

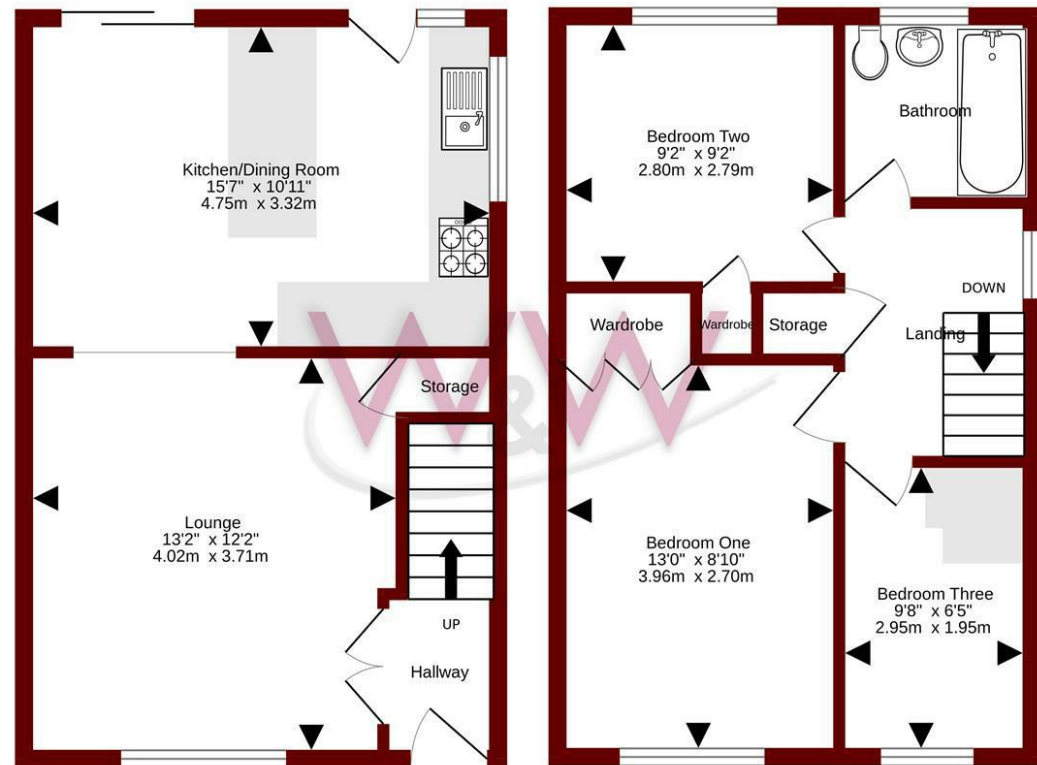
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
375 sq.ft. (34.8 sq.m.) approx.

1st floor
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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) A | | 88 |
| (81-91) B | | |
| (69-80) C | 74 | 88 |
| (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 - C - £1430.96 Per Annum

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