



31 Grevillea Avenue, Titchfield Park, PO15 5LN

Asking Price £335,000



Grevillea Avenue |
Titchfield Park | PO15 5LN
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W&W are pleased to offer for sale this four bedroom terraced town house. The property boasts four double bedrooms, lounge/dining room, kitchen, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear enclosed garden & allocated parking for two to the rear.

Grevillea Avenue is situated with the amenities of Locks Heath, Whiteley & Park Gate close by with local shops & TGI Fridays within walking distance. Excellent transport links including A27, M27 & Swanwick train station are also easily accessible.





Four Bedroom Town House

Offered With No Chain Ahead

Welcoming Entrance Hall Enjoying Downstairs Cloakroom & Storage Cupboard

Kitchen Enjoying Built In Oven/Hob, Fridge/Freezer, Slimline Dishwasher & Washing Machine

Lounge/Dining Room Enjoying Double Doors Opening Out Onto The Rear Garden

Main Bedroom To The Top Floor Benefitting From En-Suite Shower Room

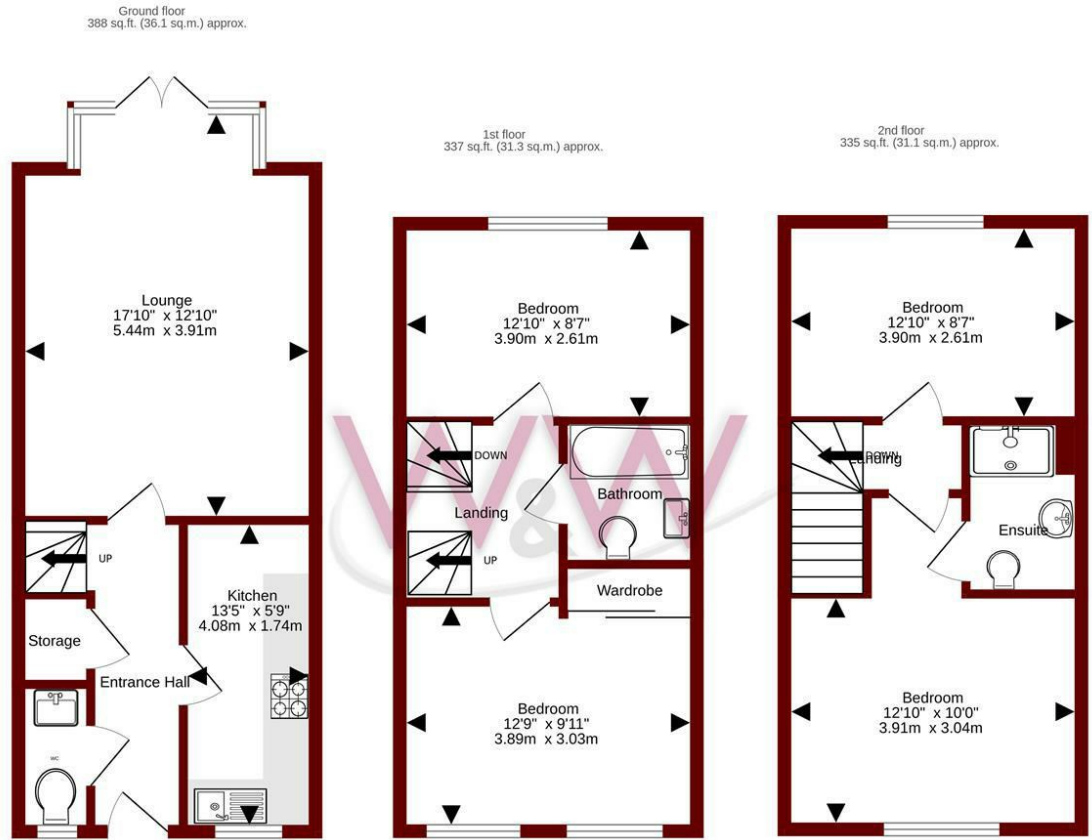
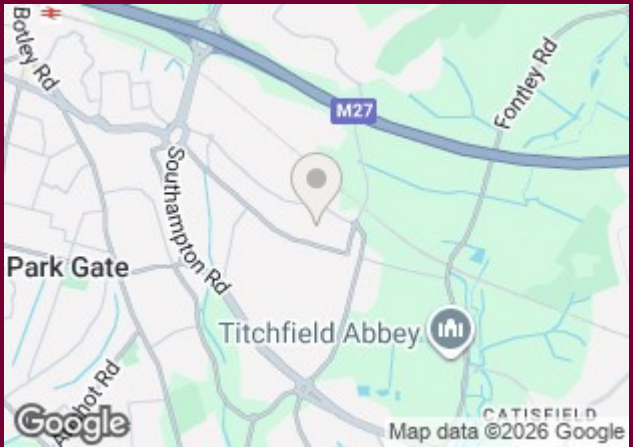
Three Additional Double Bedrooms With One Benefitting From Built In Wardrobes

Family Bathroom Comprising Three Piece Suite

Rear Garden With Artificial Lawn Area, Paved Patio & Rear Access

Allocated Parking For Two Vehicles To The Rear

Estate Management Charge Approx. £480 PA



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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		
(81-91) B		88
(69-80) C	78	
(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