



**£325,000**

Managed Freehold

## 10 Maud Avenue, Titchfield Common

Fareham, Hampshire PO14 4FR





Quick View

	3 Bedrooms		None
	2 Living Rooms		2 Bathroom + Cloaks
	Town House		EPC Rating TBC
	2 x Allocated Spaces		Council Tax Band D

Reasons to View

- The low maintenance garden, with artificial lawn, means you won’t be a slave to the garden giving you the freedom to get out and do something exciting instead.
- There is a loo on every level, with a family bathroom, ensuite and downstairs WC, so there should be no crossed legs in this household.
- With three double bedrooms over two floors there is plenty of space for the family to grow in to.
- The west facing garden is perfect for BBQ’s, with double doors out from the kitchen/dining/family room it’s super easy to entertain here.
- Do you enjoy cosy nights in front of the TV? Here you can retreat to the first floor sitting room to wind down after a busy day.
- Easy access to the A27, this home is in a great spot to be able to commute to Fareham or get onto the M27.

Description

Built in 2010, this three-bedroom town house enjoys a tucked away cul de sac off the main avenue. It's just over a mile walk down to the historic Titchfield Village with its independent shops and a few pubs too. Those with small children will be pleased to know that you have a choice of primary schools, St John’s or St Anthony’s both within walking distance, and just down the road is an enclosed play park where they can let off some steam.

Stepping in through the front door is the hallway with stairs leading to the first floor. Wood effect flooring makes this a practical space to doff coats and shoes. A sizeable cloakroom is located to the front and there is a door into the kitchen. Light wood effect units host a built in gas hob and electric oven with spaces for the other appliances. The boiler is also hidden away behind a matching unit and was serviced 04/03/25. It’s open plan to the dining/family area which has lots of space for both a table & chairs as well as a sofa and a large understairs storage cupboard. French doors from the family room lead out to the rear garden where you're sure to enjoy entertaining during the summer.

On the first floor you will find the sitting room and bedroom three. Looking out to the front the sitting room has twin Juliet balconies with double doors which can open up in the warmer weather. Looking out to the rear the third bedroom is a generous double with built in storage and airing cupboards. Between the two rooms is the family bathroom fitted with a white suite. The second floor offers two further bedrooms, the master at the front with built in wardrobes and an ensuite shower room and the L-shaped second bedroom to the rear.

In the car park to the front of the property are two allocated parking spaces, at the rear the garden enjoys a westerly aspect and is arranged with artificial lawn and a paved patio area. There is rear pedestrian access and a garden shed for storage.

Other Information

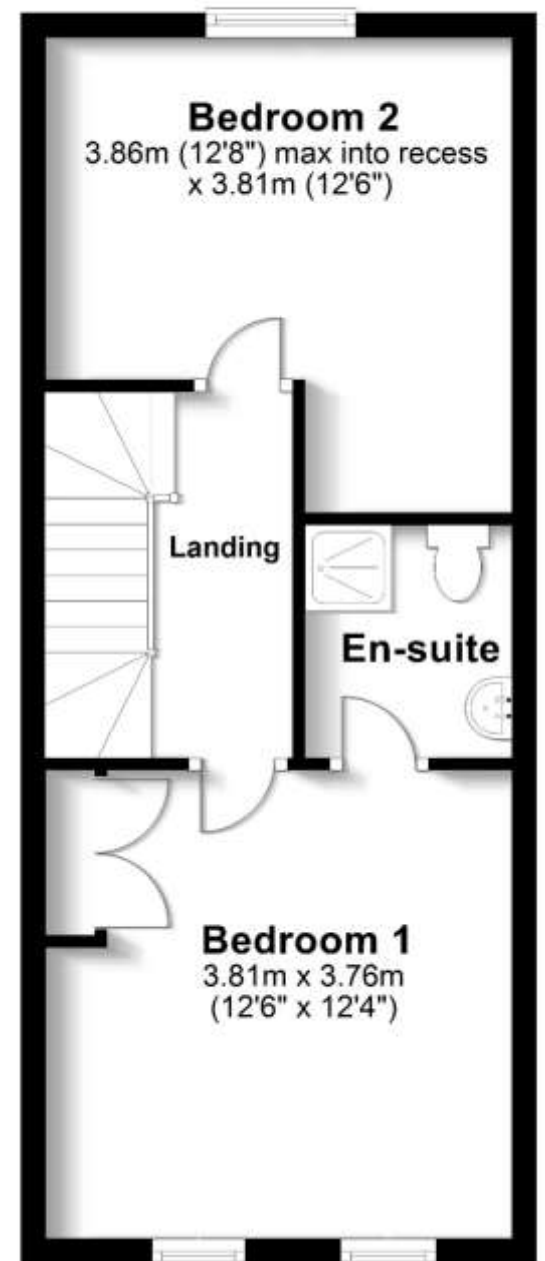
Annual Estate Service Charge is currently £145.32. Payable to Hunts Pond Road Management

Directions

<https://what3words.com/instilled.reduction.records>

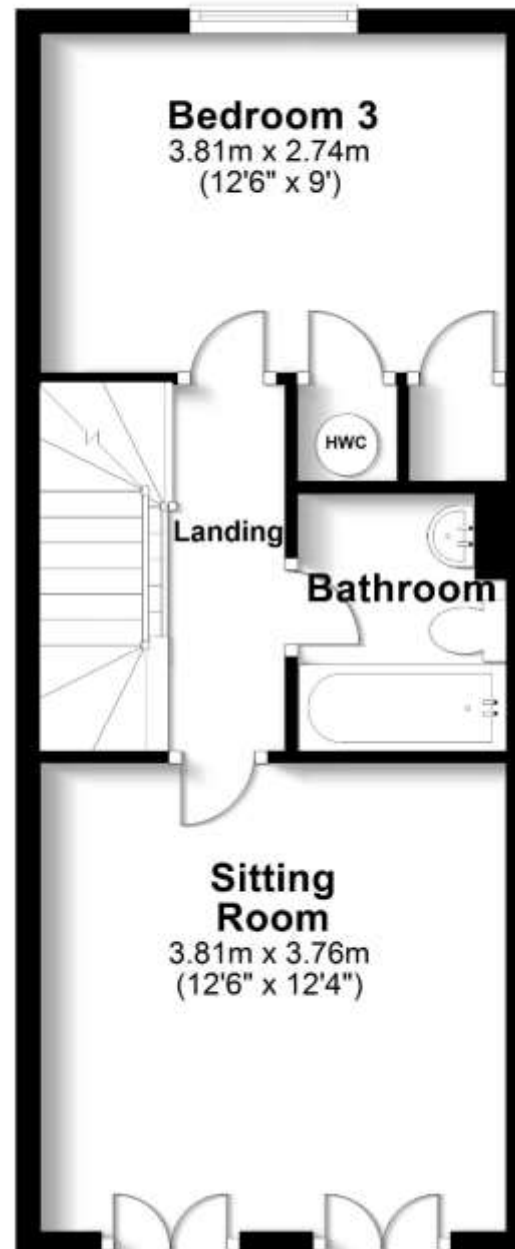
## Second Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



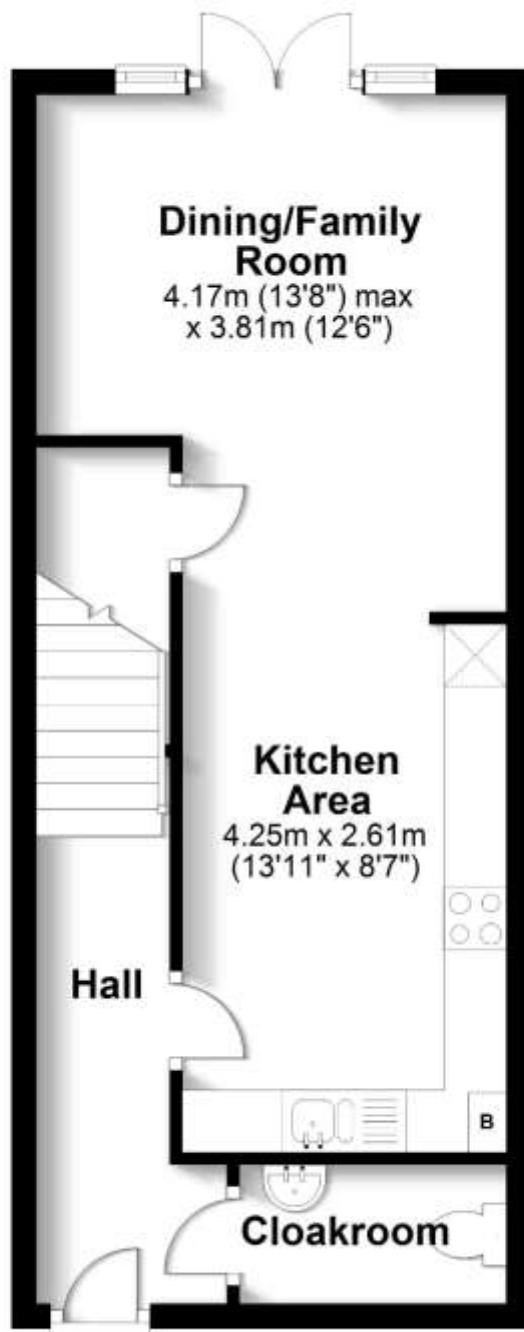
## First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



## Ground Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 110.6 sq. metres (1190.1 sq. feet)

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