



**£330,000**  
Freehold

## 52 Ascot Close, Titchfield Common Fareham, Hampshire PO14 4RN





Quick View

|  |                  |   |                    |
|--|------------------|---|--------------------|
|  | 3 Bedrooms       |  | Garage             |
|  | 1 Living Room    |  | 1 Bathroom         |
|  | Detached House   |  | EPC Rating D       |
|  | Driveway Parking |  | Council Tax Band D |

Reasons to View

- A detached house with a garage, block paved driveway and enclosed rear garden. This is one to put on your shortlist and view.
- With our seller already suited when a short chain is a must, this could be the one for you.
- A beautifully enclosed rear garden backing onto mature greenery offers all the privacy you need.
- With three bedrooms, a lounge, separate dining area and open-plan kitchen, a house that can be moved into and become your new home for many years to come.
- Being tucked away toward the end of a Cul-De-Sac, the house is just waiting for its new owners to take over, having been home to our sellers for over 30 years.
- Come and see for yourself. Call Robinson Reade, and we will be happy to show you over and see if this is going to be your new home.

Description

Tucked away toward the far end of a cul-de-sac in Titchfield Common, pull straight onto your block-paved driveway. Parking won't be a problem. You could even drive straight into the garage? Pop round the corner, and you will have lots of shopping facilities so you can get everything you need to make this home, your new home.

Enter through the small but perfectly formed entrance hall which has stairs leading upwards and a door taking you into the lounge with a double-glazed window looking out to the front, and open-plan style access through to the dining area. This has views out to the rear garden and open-plan access leading you through into the kitchen. You will find work surfaces with storage cupboards above and below, an inset single bowl sink unit, cooker space, a wall-mounted glow-worm gas-fired boiler serving the hot water and central heating system. A double-glazed door leading out onto the rear garden.

On the first floor you will find a landing window, airing cupboard and access to the partially boarded and insulated loft space, doors leading to bedroom one with built-in wardrobes and doors to bedrooms two and three. The three-piece suite provides everything you need, and includes a corner shower unit, pedestal wash hand basin and close-coupled W.C. tiling and rear-facing opaque glazed window.

Outside, the rear garden measures approximately 30' in length and is enclosed by high-level fencing. It is easy to keep and maintain, making more of your free time 'free'. The detached brick-built garage has an up-and-over door, power and light connected and that all important extra storage up top and a personnel door to the side.

Want to have a look? We have the key, so give us a call, and you could be on the way to viewing your new home.

Other Information

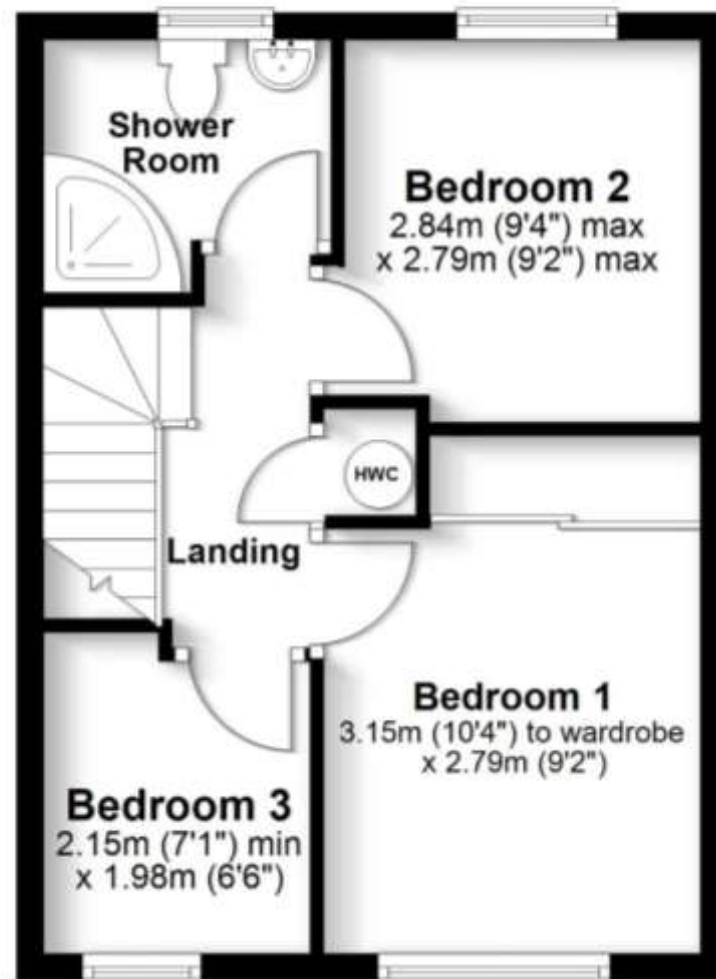
Our seller has found a vacant property. We are advised that an insurance claim has been made to correct above ground defects in the brickwork and are awaiting copies of the completion certification.

Directions

<https://what3words.com/committee.custodial.cosmic>

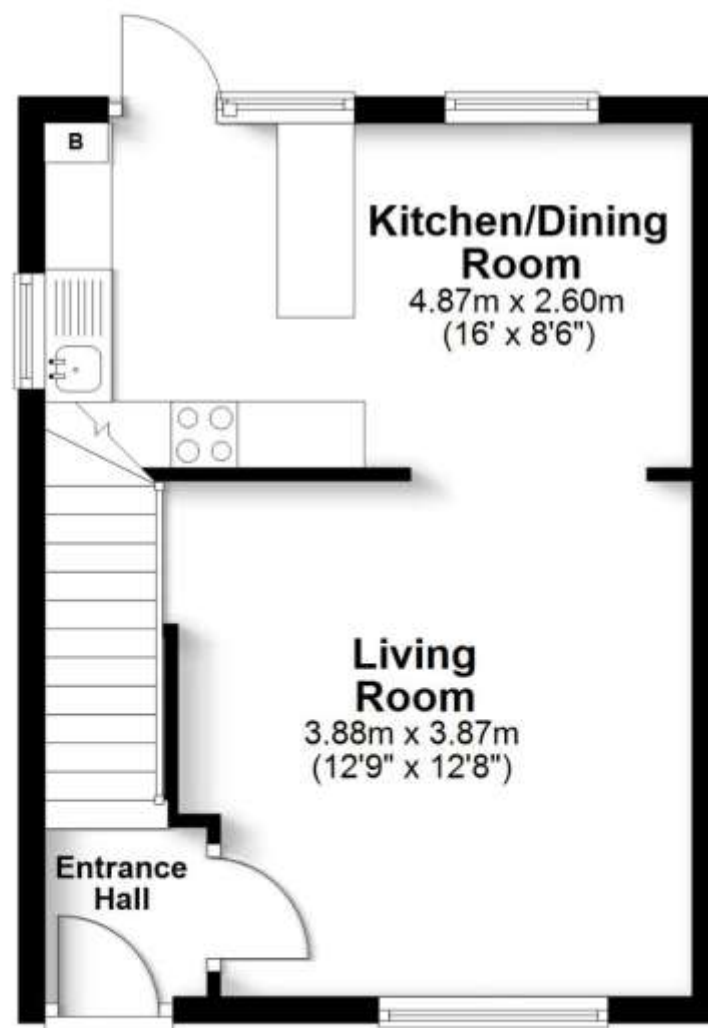
## First Floor

Approx. 30.6 sq. metres (328.9 sq. feet)



## Ground Floor

Main area: approx. 32.0 sq. metres (344.8 sq. feet)  
Plus garages, approx. 14.5 sq. metres (155.6 sq. feet)



Main area: Approx. 62.6 sq. metres (673.7 sq. feet)

Plus garages, approx. 14.5 sq. metres (155.6 sq. feet)





Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

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