



£350,000
Freehold

23 Maud Avenue, Titchfield Common

Fareham, Hampshire PO14 4FR



Quick View

	3 Bedrooms		Garage/Store
	2 living room		2 Bathrooms & 2 Cloaks
	Town House		EPC Rating TBC
	Parking		Council Tax Band D

Reasons to View

- A modern three-storey town house with flexible accommodation across the home offering that all-important family space with room to grow
- Across the ground and first floor, you have a study and ground floor sitting room with flexible living accommodation, a further sitting room, dining area and kitchen.
- The 2nd floor provides three bedrooms with an en-suite to the primary bedroom and centrally located family bathroom.
- An ideal location for young families within a 15-20 minute walk for both St John’s and St Anthony’s Primary Schools and a local play area
- A family room on the ground floor is the perfect space for those who work from home, or perhaps a second lounge for teens
- Our sellers are already suited, having found an end-of-chain property purchase, and they are keen to hand over the reins to the new owner

Description

Being in an enviable location, this three-storey town house is a short stroll away from a park and woodland beyond. With allocated parking and further parking to the immediate front of the house and lots of visitor parking for when friends pop over. In the hallway there is plenty of space to doff coats and shoes and the very useful ground floor cloakroom under the stairs. To the rear, you’ll find the ground floor sitting room which offers flexibility for several uses and overlooks the garden with French doors leading out. Don’t forget the addition of a very useful study.

Stairs lead up to the first floor where the L-shaped sitting room looks out to the rear. This is a lovely cosy space to snuggle up in front of the TV. What makes this feel warm and welcoming is the dual access leading to the sociable sitting room and dining space. From this, the kitchen overlooking the front comprises worksurfaces with white fronted units reflecting the light and there is an inset four-ring gas hob, oven, integrated wall mounted boiler for the heating concealed behind a matching unit.

A second staircase leads up to the second floor landing with doors to all the bedrooms. The main bedroom enjoys built-in wardrobes with a door into the en-suite shower room, which is fitted with a white suite. Bedroom two has wall-to-wall mirror-fronted wardrobes offering the perfect blend of space and storage. Bedroom three enjoys the same rear-facing outlook and is a single bedroom. The centrally located modern white family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and W.C.

If you are looking for room to grow with family-friendly amenities on your doorstep, then look no further. Contact Robinson Reade where one of our experienced team members will be very happy to arrange for you to come and have a look.

The rear garden is enclosed by high level wooden fence panelling and is tiered providing a patio area with steps leading up to the lawned area with gated access to the rear.

Other Information

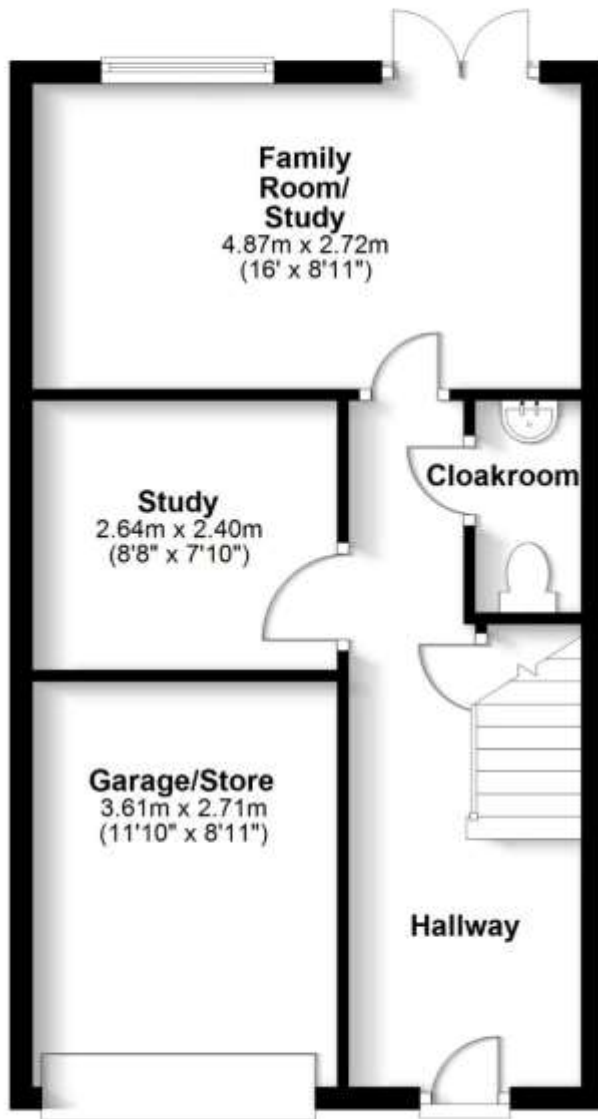
There is an estate charge payable to Hunts Pond Road Property Management Ltd, the cost for 2025 is approx. £145.32.

Directions

<https://what3words.com/lower.pixel.cheat>

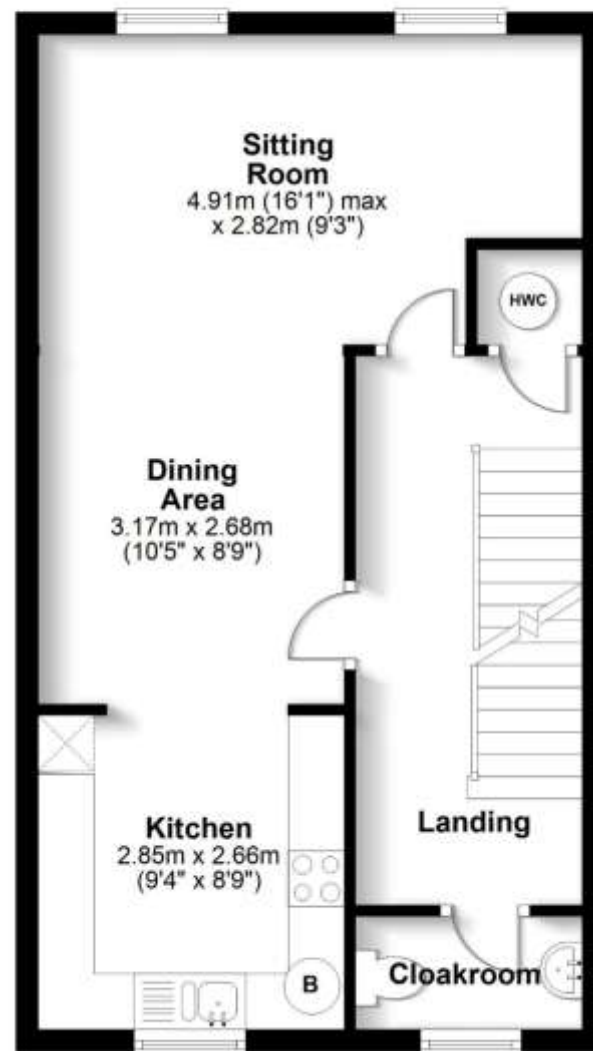
Ground Floor

Approx. 43.5 sq. metres (467.7 sq. feet)



First Floor

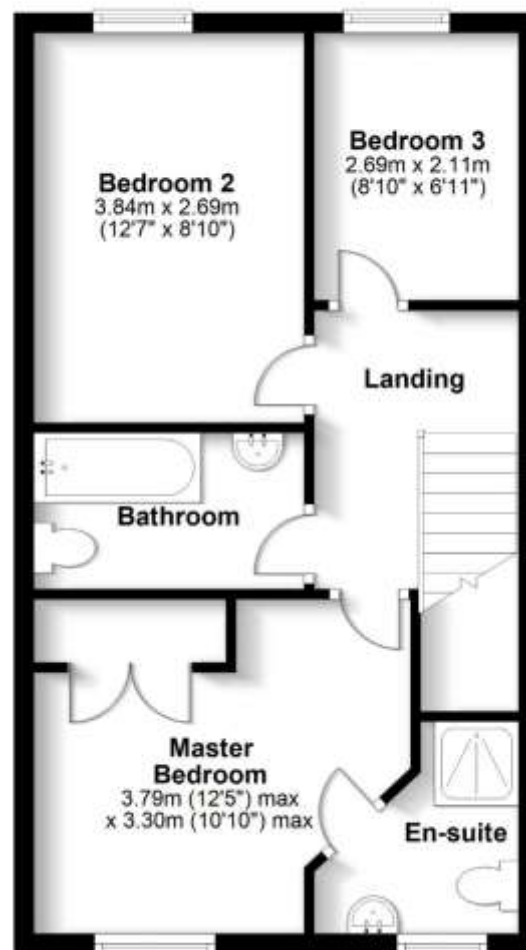
Approx. 49.6 sq. metres (534.1 sq. feet)



Total area: approx. 137.2 sq. metres (1477.1 sq. feet)

Second Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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

Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk

Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast