



Guide Price £320,000

Freehold

41 Maud Avenue, Tichfield Common

Fareham, Hampshire PO14 4FR



Quick View

	3 Bedrooms		Integral Garage
	2 Living Rooms		3 Bathrooms
	Town House		EPC Rating tbc
	Parking for Two		Council Tax Band D

Reasons to View

- The open-plan living space on the first floor is ideal for social family living, with the family room on the ground floor providing a retreat for homework or as a second lounge.
- With cloakrooms on the ground & first floors, plus a bathroom and en-suite on the top floor, there'll be no queueing in the mornings.
- The neat rear garden enjoys a southerly aspect and has useful rear access. There is an allocated parking space opposite the house and a small forecourt in front of the garage.
- The historic Titchfield Village is just over a mile away for an evening out or day-to-day essentials. The catchment primary school is St John's on Hunts Pond Road, approx. ½ mile walk.
- Our sellers are actively on the search and are keen to get things underway.
- A spacious three-storey family home that offers not only flexible accommodation and parking but good-sized rooms, a garage and is located with convenience in mind.

Description

The front door opens into a very spacious hallway with stairs leading up to the first floor. At the rear of the house is the family room with double doors opening onto the rear garden. There is also a cloakroom on the ground floor. On the first floor is the L-shaped open-plan living room with space for a lounge area and dining space adjacent to the kitchen, which has a built-in oven and hob and window to the front. There's another cloakroom on this floor too. Going up to the second floor you'll find the bedrooms. The master has built-in wardrobes and an en-suite shower room; the other two share the family bathroom. The property benefits from an integral garage with a small forecourt to the front which could accommodate a small car, plus there is an allocated parking space opposite and visitor parking bays.

The nicely enclosed rear garden offers space to play and socialise and offers private gated access. The house was built in 2012, offering the savings and efficiencies of living in a modern home. If flexible accommodation set across three floors is something that would work for you, please call Robinson Reade, where one of our experienced and professional members of staff will be happy to show you over. Let's see if this will be your family's new home.

Other Information

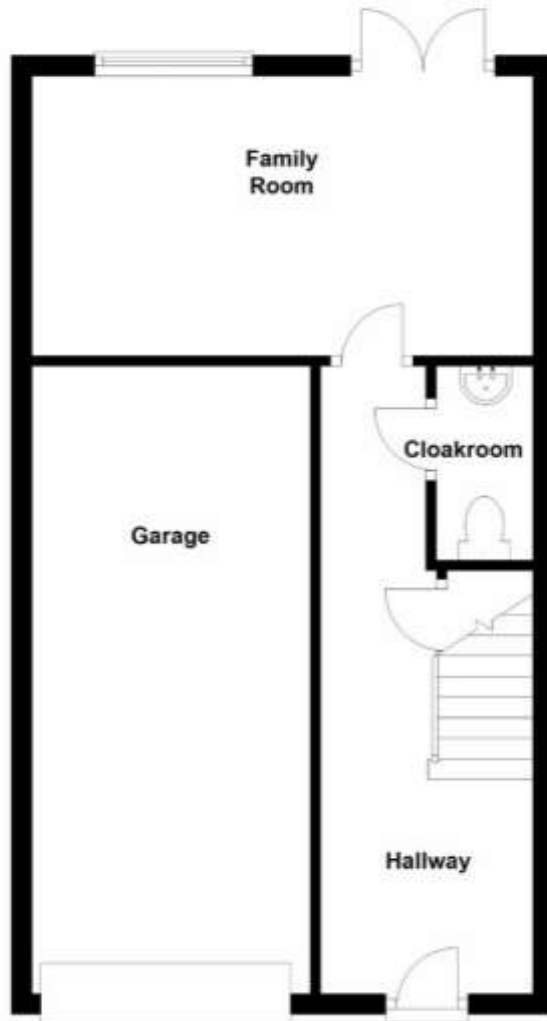
ESTATE CHARGE PAYABLE - As with most estate homes there is an estate charge payable for the upkeep of local green areas and street lighting etc. The charge for the current year is £150.00, payable to Hunts Pond Road Property Management Ltd.

Directions

<https://what3words.com/scooter.crockery.rooms>

Ground Floor

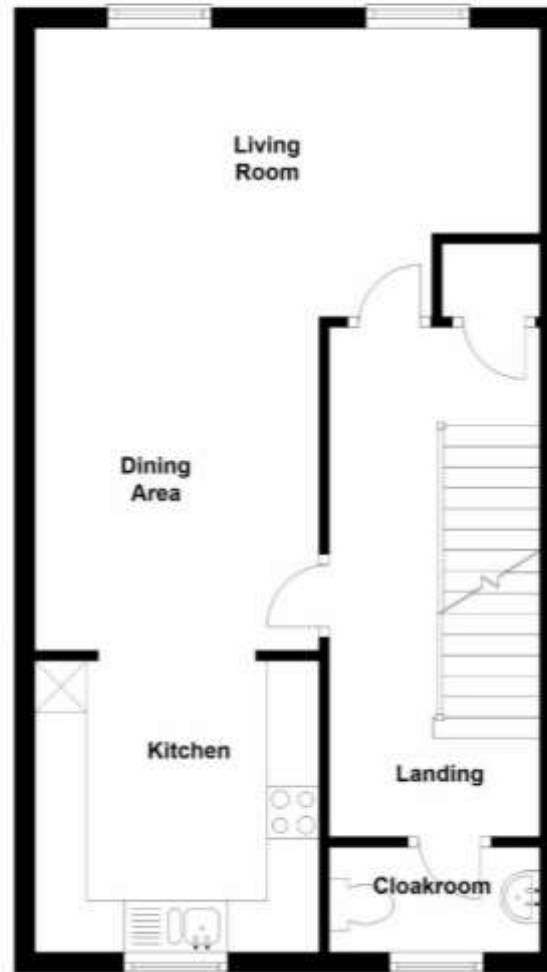
Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 130.9 sq. metres (1409.3 sq. ft)

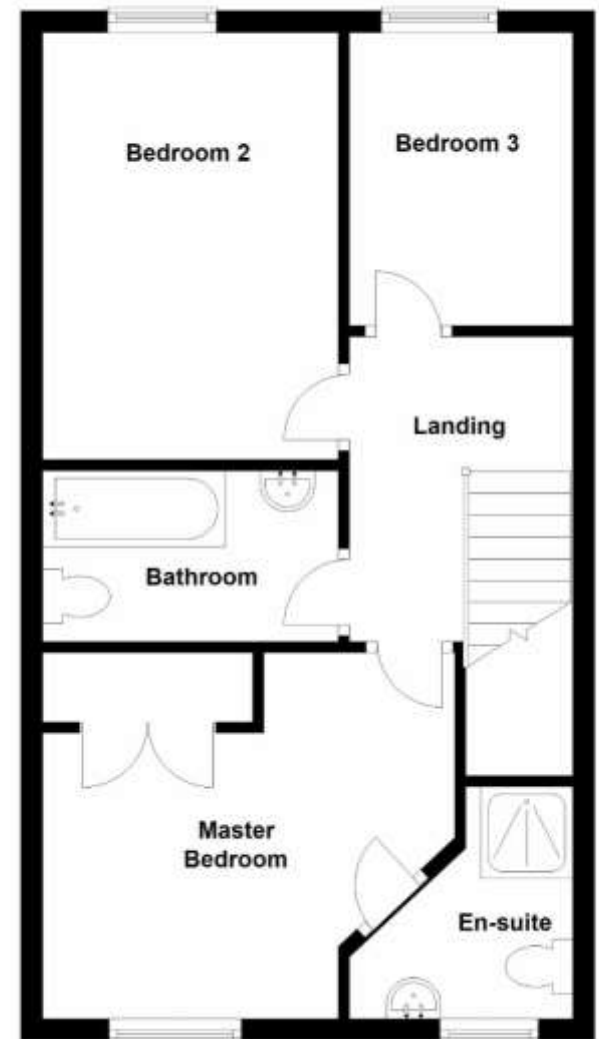
First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Second Floor

Approx. 44.0 sq. metres (474.1 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



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