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20 Horseshoe Close, Titchfield Common, PO14 4DR



# A quality two bedroom traditionally built house set in a staggered terrace constructed in the 1980's £279,950

## ACCOMMODATION

- Entrance Hallway
- Living Room
- Kitchen Diner With Appliances & Pantry
- Modern Bathroom
- Gas Central Heating
- Smartly Double Glazed
- New Front Door 2023
- Landscaped Garden with new shed, it's a good size with plenty of seclusion and rear access
- Allotted Parking
- New Soffits And Facias
- New Conservatory With Glass Roof 2023
- A stroll from the shops and beautiful leafy nature reserve at Kitescroft







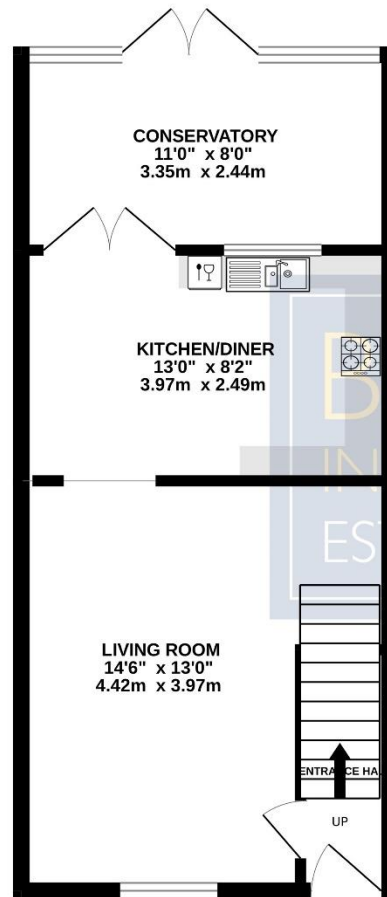
One of the best examples of a quality two bedroom traditionally built house available in the market. Constructed in the 1980's the property has undergone extensive improvement in recent years to give it a real contemporary feel and a genuine opportunity to buy something to move straight into. Among its many features is a beautiful rear garden which is landscaped with an array of flowers and shrubbery. The interior has a lovely light and airy feel with an open plan design completed with a conservatory with a glass roof. The kitchen and bathroom have also been upgraded, the boiler replaced in 2022 and new carpets fitted in 2023 along with redecoration for a fresh clean look. Further benefits include new soffits and fascias and a boarded loft.

Horseshoe Close is a small cul de sac located on the edges of countryside about a two mile drive from the M27. There are plenty of amenities within a five minute drive including the major focal point the Locks Heath Centre, which has an array of shops, Waitrose supermarket, pub and library. There are some delightful country and riverside walks alongside the River Meon and around Titchfield Village making this a great place to live for any first time buyer or similar.

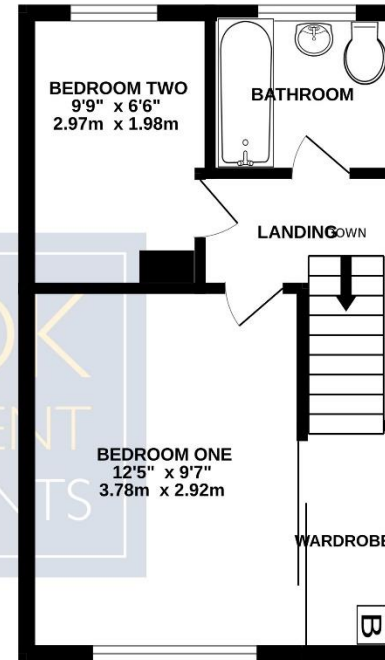




GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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