



8 Stable Close, Titchfield Common, PO14 4AW

Asking Price £275,000



Stable Close |

Titchfield Common | PO14 4AW

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W&W are pleased to offer for sale this well presented two bedroom semi detached house sat on an enviable plot tucked away in the corner of a cul de sac. The property enjoys two bedrooms, lounge, modern kitchen & family bathroom. The property also benefits from an enclosed rear garden, large outbuilding & allocated parking.

Stable Close is situated with local shops & schools within walking distance, with further amenities of Park Gate & Locks Heath just a mile away. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented two bedroom semi detached house

Sat on an enviable plot tucked away in the corner of a cul de sac

Lounge with centrepiece fireplace enjoying inset gas fire

Modern kitchen enjoying attractive wood effect worktops, high gloss units, replacement flooring, window & double doors to the rear

Integrated appliances include oven/hob with spacer for fridge/freezer & washing machine

Main bedroom benefitting from built in wardrobes

Additional guest bedroom with window overlooking the garden

Family bathroom comprising three piece suite

Rear enclosed garden with newly added decked sun terrace leading from the kitchen perfect for alfresco dining, large paved patio & lawn area with mature shrubbery

Impressively sized outbuilding with replacement roof

'In our opinion' the garden offers a great degree of privacy with woodlands to the rear

Allocated parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

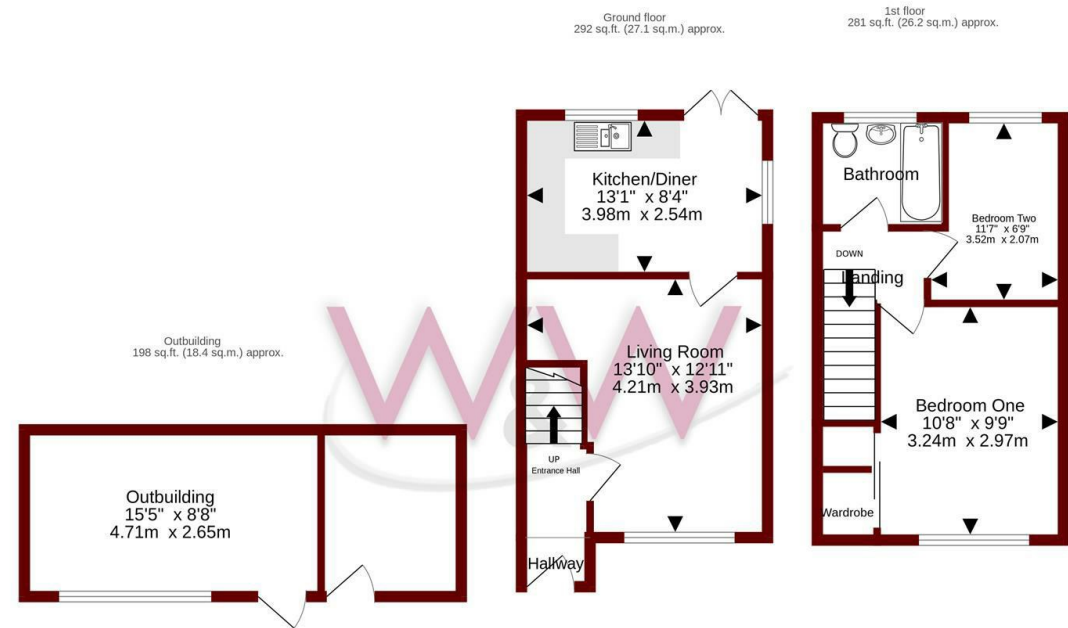
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	81

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk