1 The Hurdles, Titchfield Common, PO14 4AN

Asking Price £399,995

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W&W are delighted to offer for sale this well presented three bedroom detached family home sitting on an enviable corner plot. The property boasts three bedrooms, lounge, kitchen/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from front/rear gardens & garage with driveway parking.

The Hurdles is a quiet cul de sac in Titchfield Common with excellent transport links including the A27 & M27 easily accessible. The local convenience store is less than a 10 minute walk away as is St John CofE Primary School.

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 three bedroom detached family home

Sitting on an enviable corner plot providing front & rear gardens

Entrance hall enjoying beautiful walnut flooring flowing throughout the ground floor

Lounge with window to the front

Kitchen/dining room with double doors opening out to the rear garden

Modern kitchen enjoying high gloss cabinets, wood effect worktops & breakfast bar

Integrated appliances include oven, hob, fridge, freezer & dishwasher

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite with feature large shower cubicle tray

Two additional double bedrooms

Modern main bathroom comprising three piece white suite with attractive wall tiling & feature walnut flooring

Southerly facing rear garden with majority laid to lawn with mature shrubbery & paved patio area

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

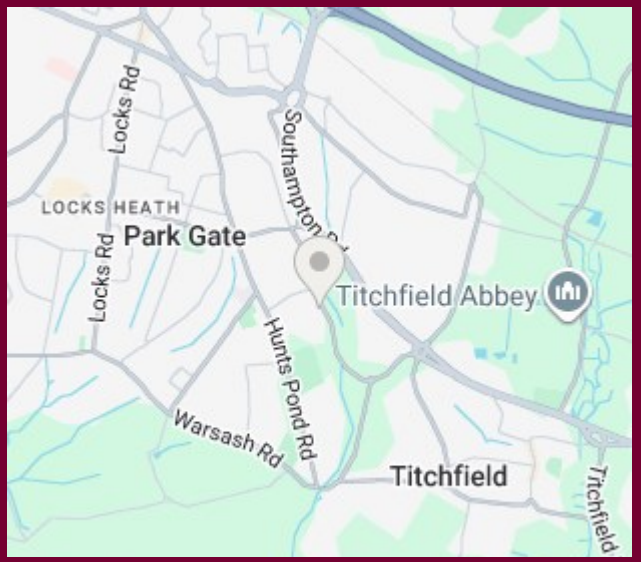
Sewerage - Mains

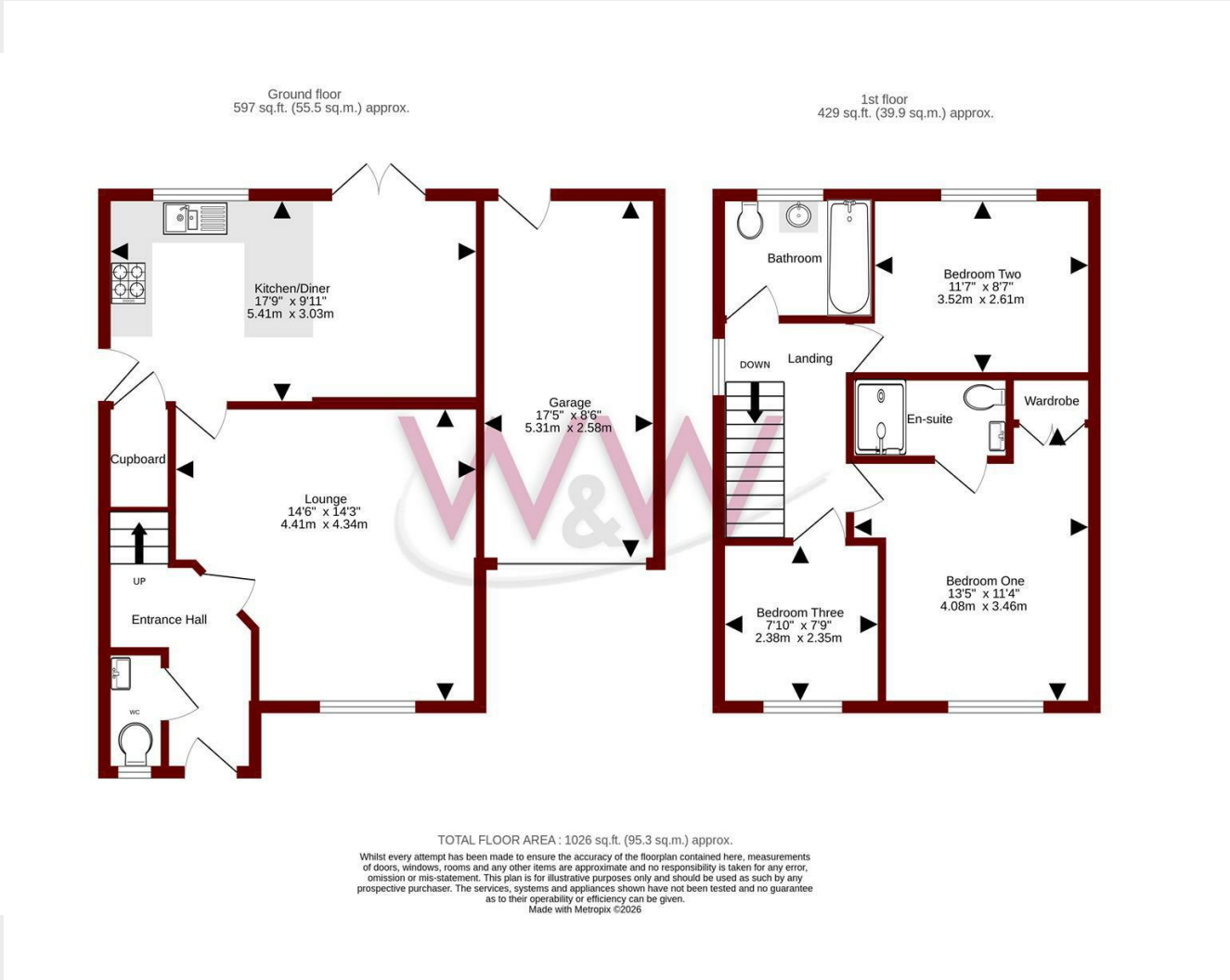
Heating - Gas central heating

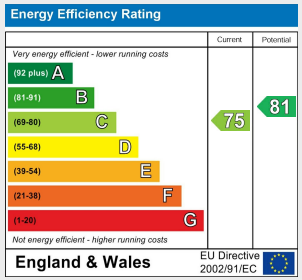
Broadband - There is broadband connected to the property

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

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - https://checker.ofcom.org.uk/







Council Tax Band - D

Tenure - Freehold

Current EPC Rating -TBC

Potential EPC Rating -TBC

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