

**£345,000**

**30 Coach Hill**

Titchfield, PO14 4HU

### PROPERTY SUMMARY

Situated in a sought-after location on Coach Hill, this three-bedroom semi-detached home offers generous living accommodation and a superb south-facing rear garden. The ground floor comprises of a lounge, a kitchen, a useful utility room, and a modern downstairs shower room. To the rear of the property is an oak-framed garden room, complete with Velux windows that flood the space with natural light, creating the perfect place to relax while enjoying views over the garden. Upstairs, the property offers three well-proportioned bedrooms and a separate WC. One of the standout features of this home is the impressive south-facing rear garden. With a patio area adjoining the property, a generous lawn, and a cabin positioned at the rear with electric and double glazing, it provides plenty of space for entertaining, children to play, or keen gardeners to enjoy. Further benefits include gas central heating and a desirable location. This fantastic home offers plenty of potential and must be viewed to fully appreciate everything it has to offer. Please contact our Stubbington office to arrange your viewing.





## ENTRANCE HALL

**SITTING ROOM** 15' 00" x 11' 10" (4.57m x 3.61m)

**KITCHEN** 10' 4" x 6' 10" (3.15m x 2.08m)

**UTILITY ROOM** 7' 10" x 7' (2.39m x 2.13m)

**OAK FRAMED GARDEN ROOM** 17' 10" x 12' 00" (5.44m x 3.66m)

## SHOWER ROOM

## LANDING

**BEDROOM 1** 12' 00" x 12' 00" (3.66m x 3.66m)

**BEDROOM 2** 12' 00" x 9' 00" (3.66m x 2.74m)

**BEDROOM 3** 9' 2" x 7' 00" (2.79m x 2.13m)

## WC

## REAR GARDEN

Benefitting from two garden cabins – one with double glazing and power, offering an ideal space for a garden room or home office.

## FRONT GARDEN

GROUND FLOOR



1ST FLOOR



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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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