



14 Purslane Gardens, Titchfield Park, PO15 5TQ

Asking Price £280,000

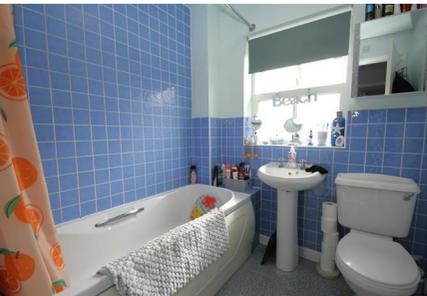


Purslane Gardens |  
Titchfield Park | PO15 5TQ  
Asking Price £280,000

W&W are pleased to offer for sale this two double bedroom end of terraced home offered with no forward chain. The property enjoys two bedrooms, lounge, kitchen/dining room, downstairs cloakroom & main bathroom. Outside, the property enjoys a rear garden & driveway parking to the front for two vehicles.

Purslane Gardens is situated with both Locks Heath & Whiteley Shopping Centres within easy reach, as well as excellent transport links close by including M27, A27 and Swanwick train station. Titchfield Primary School is just over a mile away.





Two double bedroom end of terraced home

No chain ahead

Lounge with walk in bay window & built in understairs storage cupboard

Kitchen/dining room with built in oven/hob & space for additional appliances

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes

Guest bedroom

Main bathroom comprising three piece suite

Rear garden enjoying decked sun terrace, area laid to lawn & shingled area

Driveway parking to the front for two vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

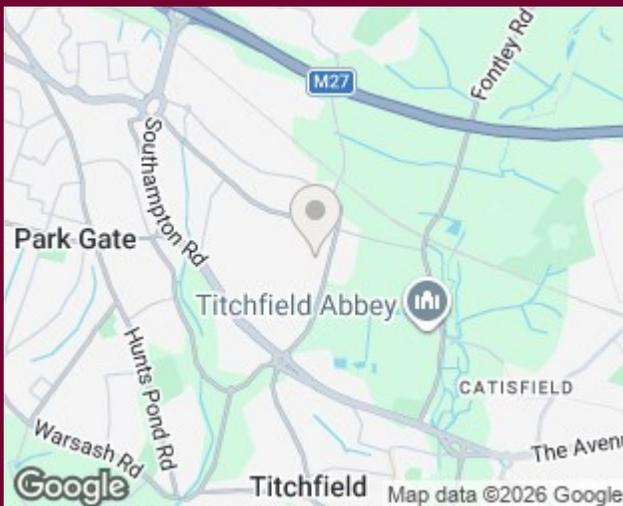
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller

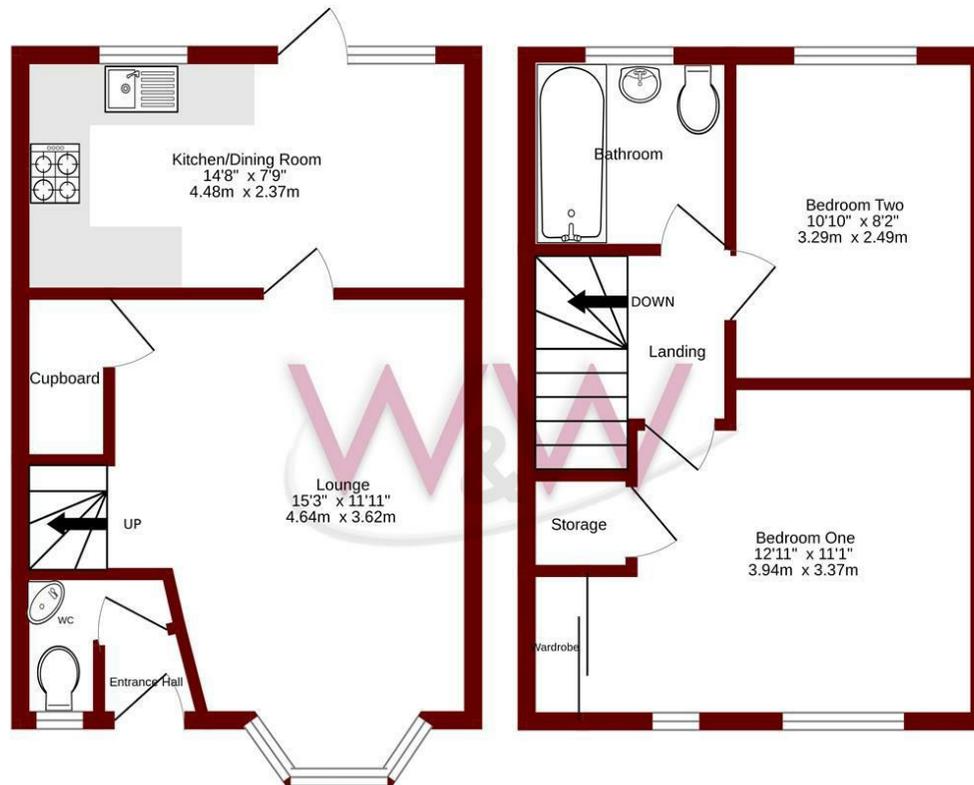
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Ground floor  
325 sq.ft. (30.2 sq.m.) approx.

1st floor  
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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