



27 Trevoise Way, Titchfield Common, PO14 4NQ

Asking Price £338,000



Trevose Way |

Titchfield Common | PO14 4NQ

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W&W are pleased to offer for sale this three bedroom semi detached family home offered with no chain ahead. The property enjoys three bedrooms, lounge, kitchen, dining room, conservatory & modern main bathroom. Outside, the property benefits from a rear garden & driveway parking for multiple vehicles.

Trevose Way is situated just half a mile from the local Infant & Junior Schools as well as a Tesco Express. Further amenities can be found at nearby Locks Heath Centre, Park Gate & Whiteley Shopping Centre. Also easily accessible are the excellent transport links including A27, M27, bus route & Swanwick train station.





Three bedroom semi detached family home

No chain ahead

Lounge with built in understairs storage cupboard

Kitchen benefitting from built in oven, hob & fridge/freezer with space for additional appliances

Dining room with attractive tiled flooring flowing into the kitchen & conservatory

11'11ft Conservatory with double doors opening out to the garden

Main bedroom benefitting from built in wardrobes

Two additional bedrooms with one benefitting from a built in airing cupboard

Modern main bathroom comprising three piece white suite & attractive wall/floor tiling

Rear garden with majority laid to lawn, paved patio area & shed to remain

'In our opinion' we feel that the garden offers a great degree of privacy backing onto greenery

Driveway parking

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

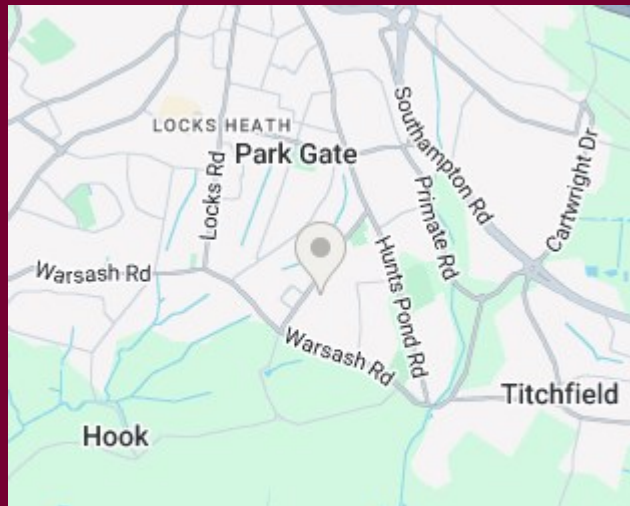
Sewerage - Mains

Heating - Gas central heating

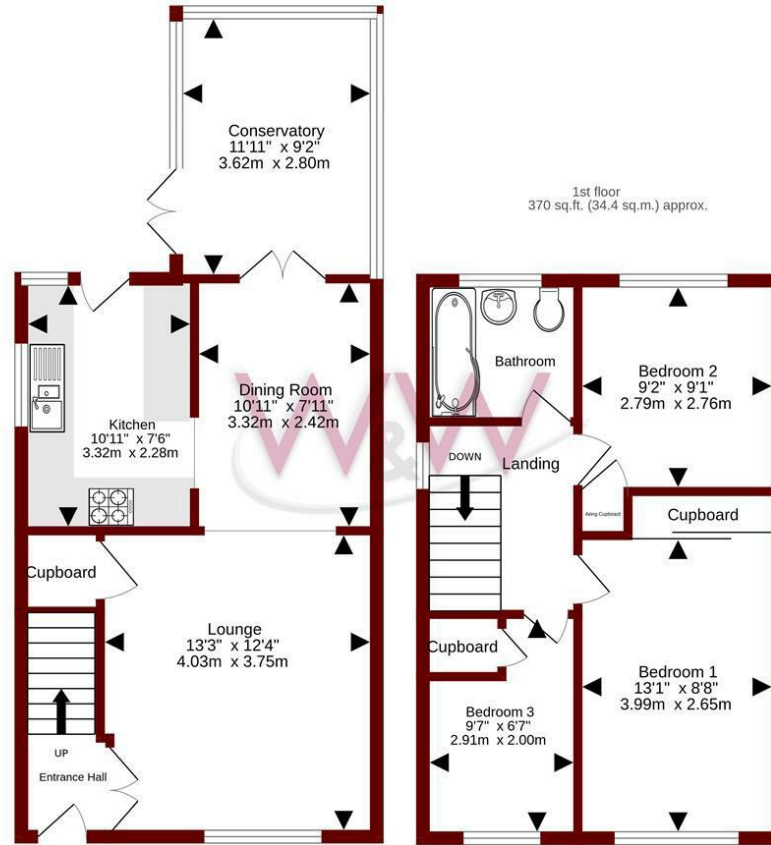
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
EU Directive 2002/91/EC			

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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