



10 Merryfield, Titchfield Common, PO14 4SF

Asking Price £410,000



Merryfield |
Titchfield Common | PO14 4SF
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W&W are delighted to offer for sale this four bedroom detached family home offered with no chain ahead. Internally, the property boasts four bedrooms, lounge, kitchen, dining room, conservatory, downstairs cloakroom & main bathroom. Outside, the property benefits from a rear landscaped garden, garage & driveway parking.

Merryfield is a cul de sac location in Titchfield Common with local shops, eateries and amenities within walking distance including TGI Fridays, Co Op & Sainsburys Local. Park Gate Primary School is just over half a mile away & excellent transport links are also easily accessible.





Four bedroom detached family home

No chain ahead

Welcoming entrance hall enjoying attractive mosaic style flooring

Spacious lounge enjoying bay window with made to measure shutters, engineered wood flooring flowing into the dining room

Kitchen boasting built in oven, hob, single undercounter fridge, single undercounter freezer & space/plumbing for washing machine

Dining room with built in understairs storage cupboard & patio doors into the conservatory

Conservatory with double doors opening out to the garden

Downstairs cloakroom comprising two piece contemporary suite

Main bedroom benefitting from built in wardrobes

Three additional bedrooms with one benefitting from built in wardrobes

Main bathroom comprising three piece suite

Landscaped rear garden majority laid to lawn with raised decked sun terrace & display flower/shrubbery

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

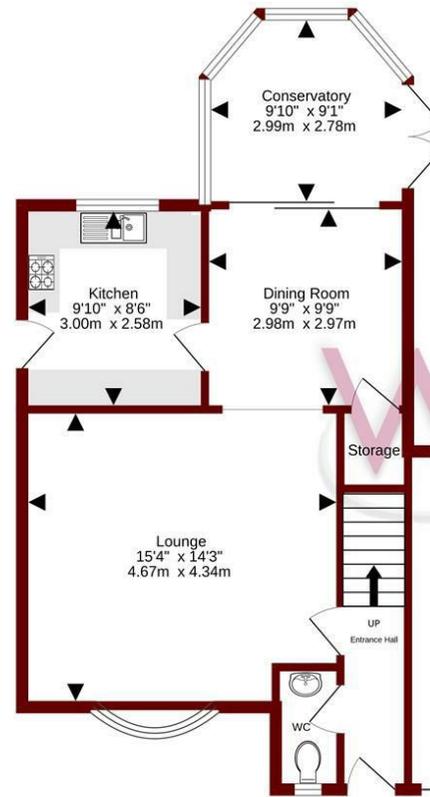
Broadband - There is broadband connected to the property

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

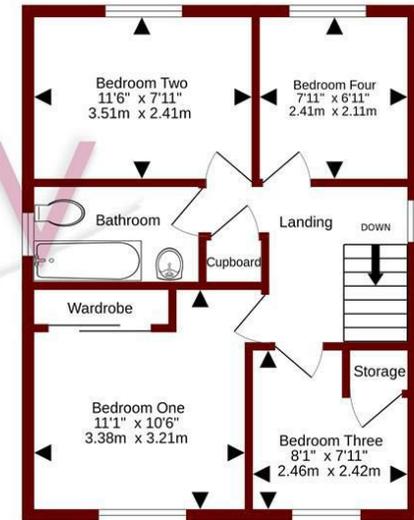
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
693 sq.ft. (64.3 sq.m.) approx.



1st floor
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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		71	78
	EU Directive 2002/91/EC		

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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