



**£450,000**  
Freehold

**2 Abshot Close, Titchfield Common**  
Fareham, Hampshire PO14 4LZ



## Quick View



6 Bedrooms



Garage



2 Living Rooms



2 Bathrooms



Detached House



EPC Rating C



Driveway Parking



Council Tax Band E

### Reasons to View

- With six bedrooms, no onward chain and the scope to re-configure suiting individual needs, what a great opportunity to bring this established home back to life.
- Being tucked away in a small Cul-De-Sac and set back from the road, long term this offers space for the growing family come what may.
- On the ground floor you will find a separate lounge, spacious kitchen/diner, cloakroom and oversized garage.
- Space to create your forever home – With huge potential to remodel, this is an ideal purchase for families looking to design a long-term home tailored to their needs.
- Outside, the established gardens are well laid out and offer more than enough space for all those summer toys as well as block paved parking to the front.
- Offered with No Forward Chain, this is a wonderful opportunity to be moved in this summer and start making plans.

### Description

Set back from the road, within a small Cul-De-Sac shared with just a handful of neighbouring homes presents a rare opportunity for buyers looking to secure a home with genuine potential. And with no forward chain, you can be settled and making plans before the summer is out.

The ground floor offers a flexible layout, beginning with an entrance porch leading into the main reception hall with stairs to the first floor, door to the cloakroom and living room. The sitting room has a full-height set of replacement patio doors and fireplace. The kitchen and dining space are set across the width of the house and has a kitchen area fitted with oak worktops, storage above and below, an inset five-ring gas hob, fume hood and eye-level electric oven. There are double-glazed French doors that lead from the dining space out to the rear garden. There is a further internal door leading you to the inner lobby and accessing the integral garage. On the first floor, the bedrooms all lead off of the landing. Bedrooms one and five, we feel, would create a fantastic main suite that would accommodate a new en-suite and dressing area. The family bathroom comprises a bath, W.C. and vanity basin.

Outside, the gardens extend behind the house and are nicely matured. There is gated access to the front and buyers, please note, a fishpond also. To the front, you will find a lawned garden with a block paved driveway also providing parking for up to three cars. Access to the garage is via roller door and is oversized, being 20'4 long by 15,10 across at the far end.

Located close to the Warsash Road, the property enjoys a non-estate setting with a sense of space and freedom, while remaining conveniently positioned just a mile from the historic village of Titchfield, with its range of local amenities, pubs and community feel.

### Other information

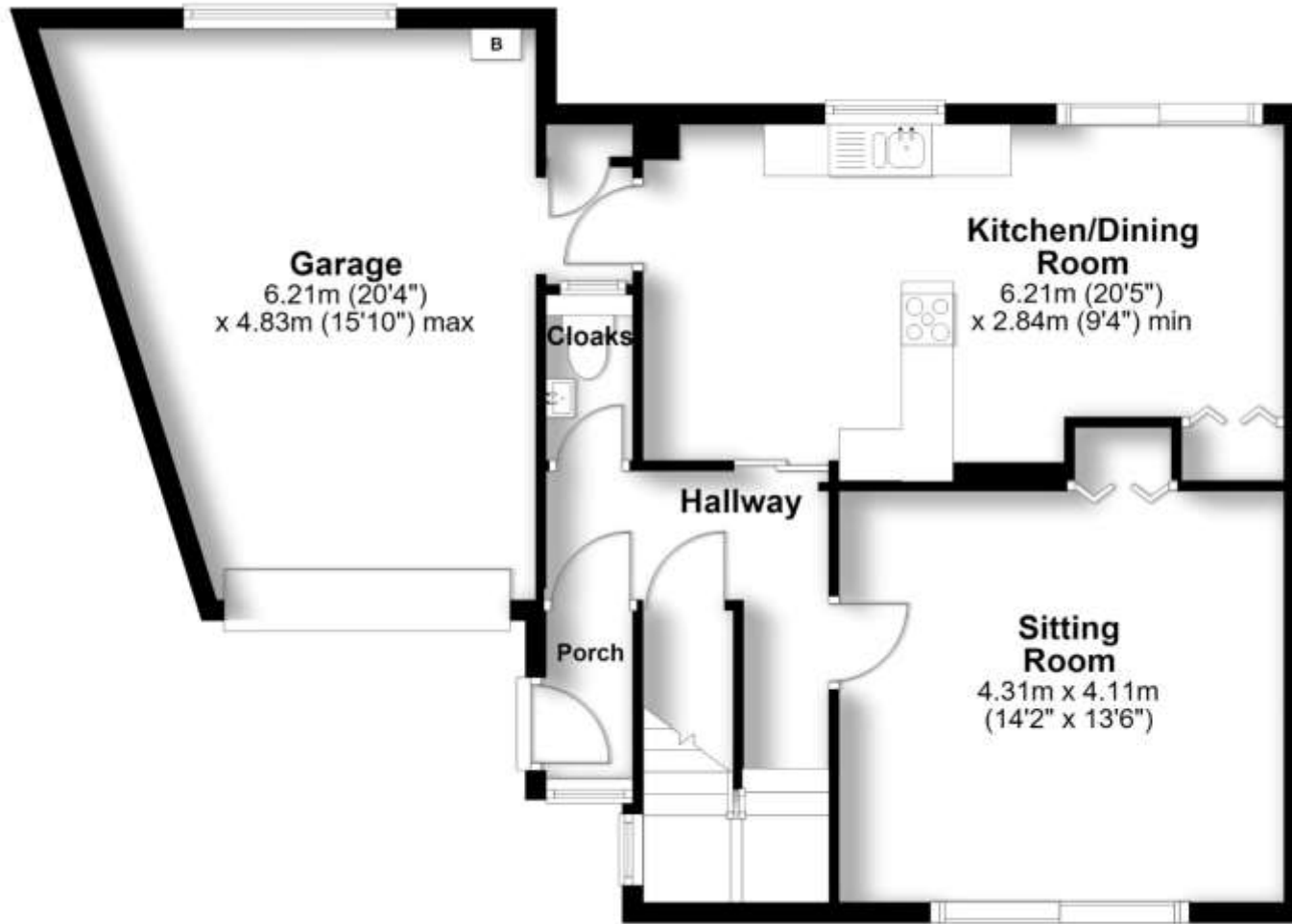
There is a small electricity substation located between this property and the neighbouring house.

### Directions

<https://what3words.com/lakeside.rang.firmer>

## Ground Floor

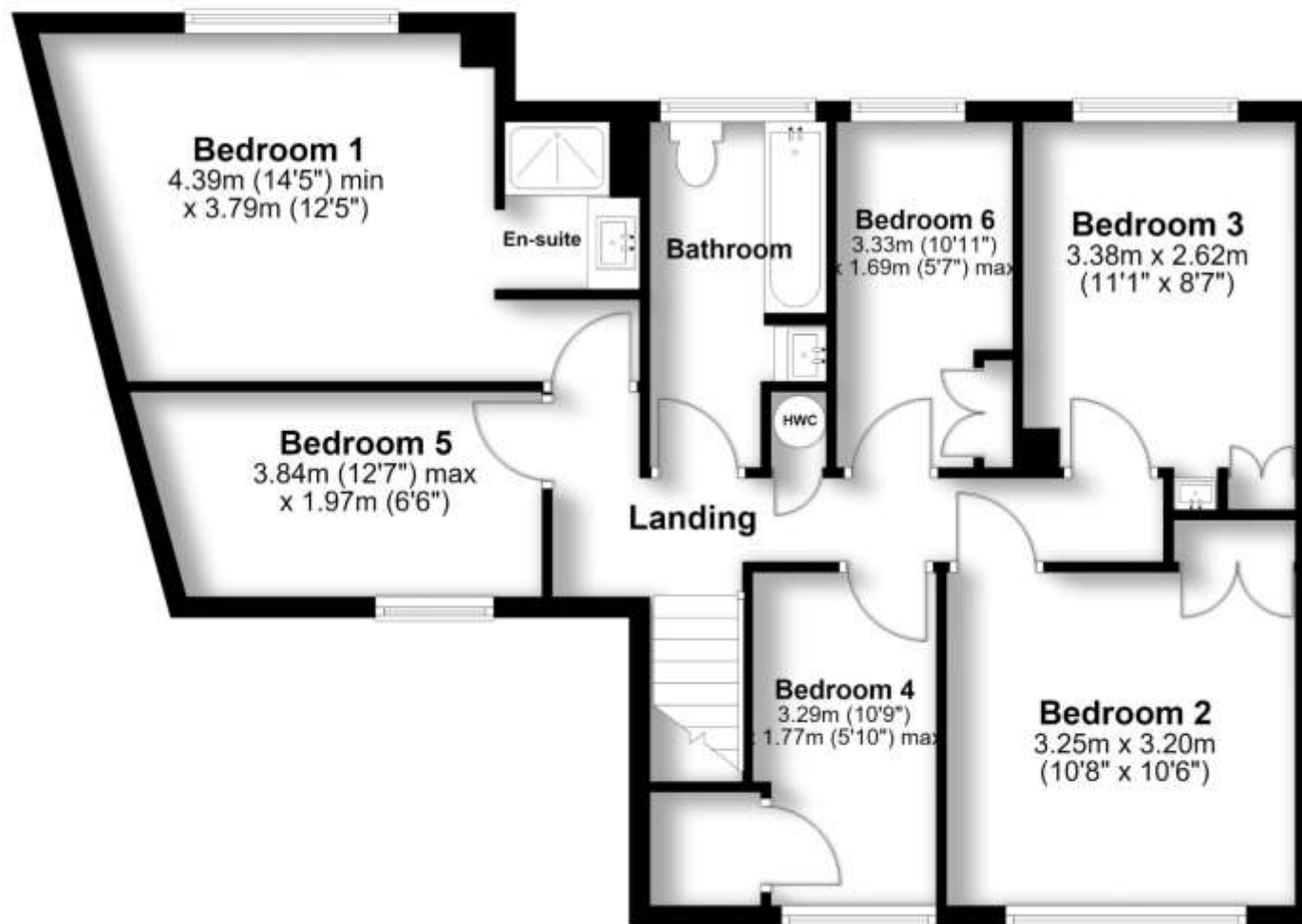
Approx. 75.8 sq. metres (815.4 sq. feet)



Total area: approx. 149.2 sq. metres (1606.5 sq. feet)

## First Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



### Anti-Money Laundering & ID Verification

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