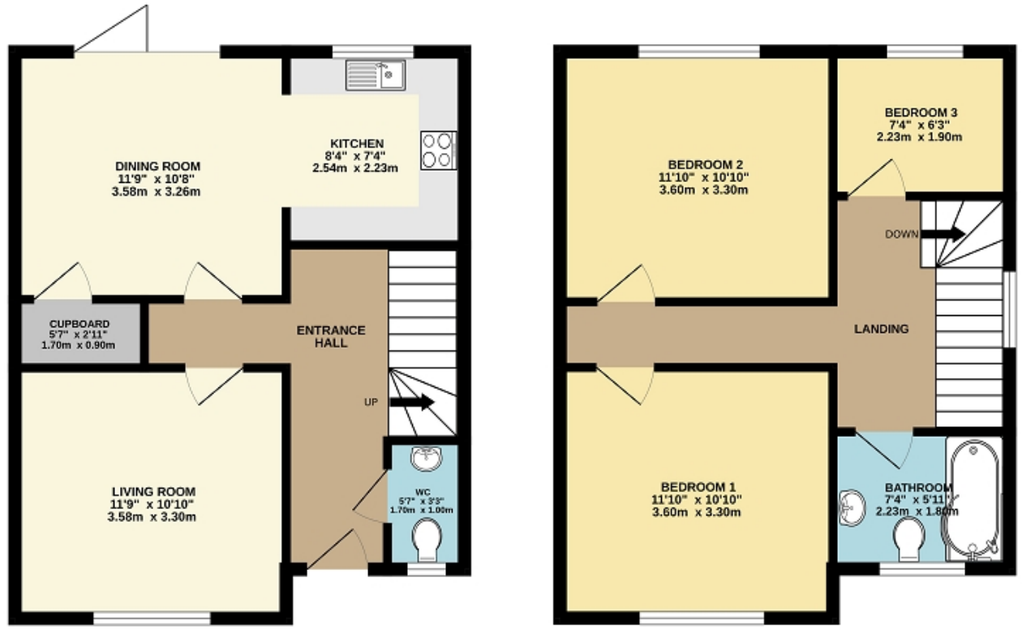
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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BRAMBLES

ASKING PRICE

£359,950

Freehold

Mayridge, Park Gate, Fareham, PO14 4QP

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



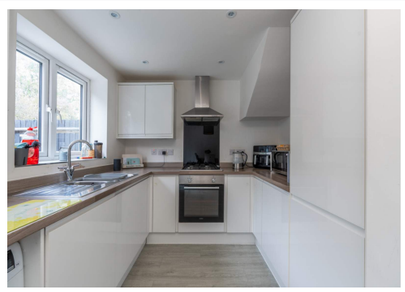
45A Mayridge, Park Gate , PO14 4QP

3 Beds - 1 Baths

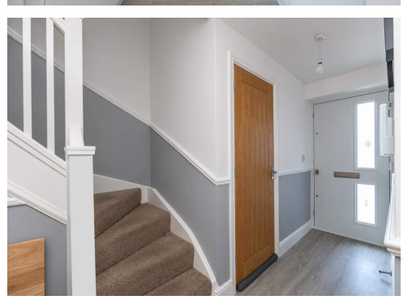
Brambles is pleased to welcome to the market this modern three-bedroom end-of-terrace home, situated in the popular residential area of Titchfield Common. This home offers modern, contemporary living and is move in ready making it an ideal choice for first time buyers.

FEATURES

- Three bedroom end of terrace family home
- Downstairs w/c for convenience
- Situated in a quiet cul-de-sac
- Private driveway to the front for multiple cars
- Modern kitchen/diner with integrated appliances
- Low maintenance garden with large outbuilding for additional storage
- Double glazing and gas central heating









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Situated in the popular residential area of Titchfield Common, the property enjoys a peaceful position within a quiet cul-de-sac, whilst remaining conveniently located for local shops, well-regarded schools and nearby recreational facilities. Locks Heath Centre, Park Gate and Whiteley Shopping Centre are all within easy reach, whilst excellent transport links include the M27 (Junction 9), A27 and nearby Swanwick and Fareham railway stations, providing convenient access towards Southampton, Portsmouth and London.
The property immediately benefits from a useful driveway providing off-road parking for multiple vehicles, a fantastic addition to the home.
Upon entering, you are welcomed by a spacious entrance hallway, leading through to a convenient downstairs cloakroom and a well-proportioned living room, featuring an attractive bay window which creates a lovely focal point and allows plenty of natural light into the space.
The ground floor continues to impress with a contemporary, modern feel throughout. To the rear, you will find a spacious kitchen/diner, fitted with a sleek white gloss kitchen and a range of integrated appliances. The dining area benefits from bi-folding doors which open out onto the rear garden, flooding the room with natural light, while an additional kitchen window further enhances the bright and airy feel. A useful storage cupboard completes this fantastic downstairs living space.
Moving upstairs, the property offers three bedrooms, including a particularly spacious master bedroom with useful loft access, a further good-sized double bedroom and a third bedroom. The first floor is completed by a modern family bathroom fitted with a contemporary three-piece suite.
Externally, the rear garden has been designed with low maintenance in mind, featuring artificial grass and a paved patio area, ideal for outdoor seating and entertaining. Further benefits include convenient side access.



Outside

Shingle driveway to front for multiple cars, paved area, porch canopy.

Entrance Hall (14' 1" x 13' 11") or (4.28m x 4.23m)

Composite door with decorative opaque double glazed glass insert, vinyl flooring, skirting boards, staircase rising to the first floor, radiator.

W.C (5' 7" x 3' 3") or (1.70m x 1.0m)

Continuation of the vinyl flooring, skirting boards, low level WC with a concealed cistern, opaque double glazed window to the front, fuse board, wall mounted glow-warm boiler, wall hung hand wash basin with a chrome mixer tap and tiled splash back, part-tiled walls.

Living Room (10' 10" x 11' 9") or (3.30m x 3.58m)

Fitted carpet, skirting boards, double glazed bay window to the front, picture rail with LED lighting above.

Kitchen (8' 4" x 7' 4") or (2.54m x 2.23m)

Continuation of the laminate flooring, white gloss matching base and wall, stainless steel one and a half sink with a drainer and a chrome mixer tap, space for washing machine, 4 point gas burner with a glass splash back, extractor fan, integrated oven, dishwasher and fridge freezer, laminated work tops, double glazed window to the back, inset spotlights.

Dining Room (10' 8" x 11' 9") or (3.26m x 3.58m)

Continuation of the laminate flooring, skirting boards, radiator, double glazed bi fold doors, storage cupboard with lighting, inset spotlights.

Landing (8' 6" x 20' 3") or (2.60m x 6.16m)

Fitted carpet, dido rail, opaque double glazed window to the side on half landing, skirting boards, radiator, doors leading to all rooms.



Bedroom 1 (10' 10" x 11' 10") or (3.30m x 3.60m)

Access to the loft with a pull down ladder, double glazed window to the front, skirting boards, coving, fitted carpet, radiator.

Bedroom 2 (10' 10" x 11' 10") or (3.30m x 3.60m)

Fitted carpet, skirting boards, radiator, coving, double glazed window to the back.

Bedroom 3 (6' 3" x 7' 4") or (1.90m x 2.23m)

Fitted carpet, skirting boards, radiator, double glazed window to the back.



Bathroom (5' 11" x 7' 4") or (1.80m x 2.23m)

Vinyl flooring, chrome ladder style heated towel rail, hand wash basin built into a vanity unit with a chrome mixer tap, low level WC with a concealed cistern, panelled bath with a glass shower screen, chrome hot and cold taps, rainfall effect shower head and a handheld attachment, extractor fan, opaque double glazed window to the front, fully tiled walls.

Garden

Fully enclosed garden with patio area, artificial laid to lawn grass with side access and large outbuilding with power.

Other

Fareham Borough Council Tax Band C Charges £2,018.27 for 2026/27
Vendors Position: Needs to find









Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.