



**£390,000**  
Freehold

**8 Netley Road, Titchfield Common**  
Fareham, Hampshire PO14 4PE



## Quick View



2 Bedrooms



Garage



2 Living Rooms



1 Bathroom



Semi-Detached Bungalow



EPC Rating D



Driveway Parking



Council Tax Band C

## Reasons to View

- We love the potential and scope this semi-detached bungalow has to offer. Being a blank canvas that offers the new owners unlimited potential to create their perfect home.
- With two bedrooms, and a very social dining area and kitchen overlooking the rear garden, you'll want to invite friends and family to make use of this fabulous space.
- The front-facing lounge has a wide picture window making a lovely light room, and the shower room and utility room complete the accommodation.
- A gardeners delight. With mature planting and colourful shrubs, the gardens are a real joy to enjoy.
- Parking won't be a problem, with space for several cars, plus additional access to the detached garage, with room for the relatives and visitors.
- Netley Road is within Titchfield Common, which has local shopping facilities available and is within just six minutes, or 1.4 miles of Locks Heath shopping centre.

## Description

The side access takes you into a small porched area with a further door leading into the reception hall and doors leading off. The living room is a good space with a full-width picture window. The kitchen comprises a range of worksurfaces with storage above and below. There is an inset five-ring gas hob and oven, inset single bowl sink and integrated Vaillant gas boiler. The dining area offers double-glazed French doors that take you out to the patio area. The utility room provides a distinct working area with storage cupboards, and space for the washing machine and fridge. The bedrooms consist of a double and a large single, both served by a shower room with a walk-in shower. W.C. vanity basin, and tiling.

To the front of the property you will find off-road parking for several vehicles and a side access leading to the detached brick-built garage with personnel door. The rear gardens are beautifully maintained and currently a riot of colour with mature shrubs and borders, a water feature and patio area providing a private outside space for those Al fresco summer evenings.

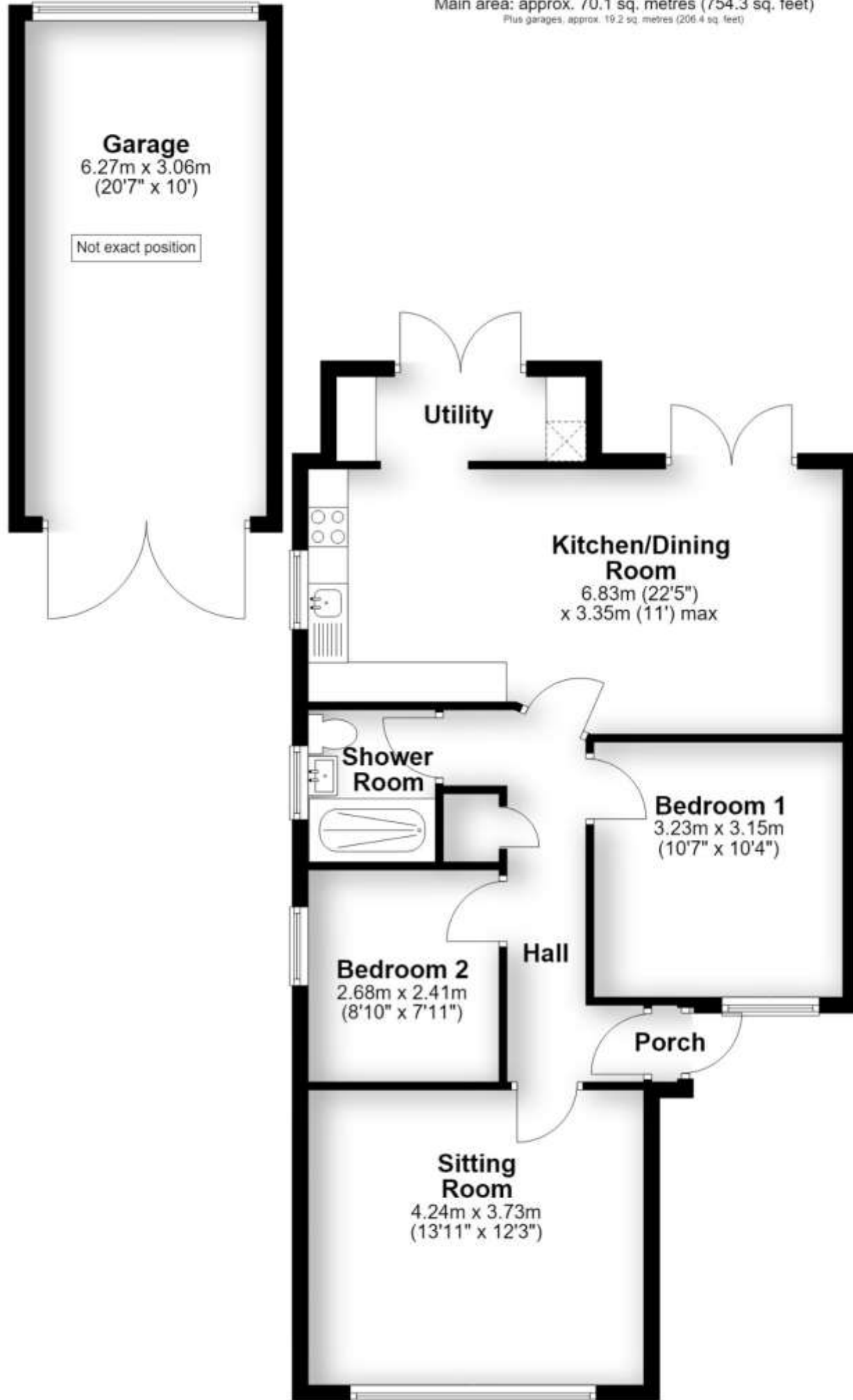
A super, established semi-detached bungalow offering space, location and a very sizeable garden. If you think this could be your new home and would like to have a look, contact Robinson Reade, where one of our friendly professional members of the team will be happy to help.

## Directions

<https://what3words.com/lamppost.piglets.reseller>

## Ground Floor

Main area: approx. 70.1 sq. metres (754.3 sq. feet)  
Plus garages, approx. 19.2 sq. metres (206.4 sq. feet)



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### Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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