



£365,000
Freehold

21 Wheatlands, Titchfield Common

Fareham, Hampshire PO14 4SL



Quick View

	3 Bedrooms		Garage
	2 Living Rooms		1 Bathroom
	Detached House		EPC Rating D
	Driveway Parking for Two		Council Tax Band D

Reasons to View

- Perfectly positioned for convenience, The Locks Heath Centre and Park Gate’s array of shops are both located within a mile, offering a variety of retail and everyday amenities.
- An ideal detached family home ready and waiting for its new owner to add that personal touch. Being offered with no forward chain, this could suit anyone wanting a hassle free move.
- On the ground floor, the family-friendly layout is well proportioned and can accommodate the growing family. It also includes a conservatory for that extra little bit of usable space.
- The first floor offers three bedrooms. Two double bedrooms and one single, as well as the family bathroom.
- The nicely enclosed garden is low maintenance and is ideal for those summer evenings when a glass of something fizzy is just what’s required.
- The property offers easy access to the M27 motorway, making it an excellent choice for those who need reliable road links, while still enjoying a residential setting.

Description

Stepping through the front door into the entrance hallway, stairs take you to the first floor. On your right is the downstairs toilet with a W.C. and wash hand basin. There is a handy recess perfect for the coats and shoes. The main living room is light and spacious and offers an open-plan flow through into the dining room and then through French doors into the conservatory. The kitchen has a user-friendly horseshoe shape incorporating an inset gas hob with fume hood over and electric oven below, worksurfaces with storage above and below, and an inset sink. There is a further door which offers you a side entrance.

On the first floor, the naturally lit landing has loft access, there is an airing cupboard with cylinder and doors leading to all three bedrooms. The first bedroom has a built-in wardrobe, as does bedroom two. The third bedroom is a single. The family bathroom comprises a white three-piece suite with panelled bath, vanity basin and W.C.

The rear garden is mainly laid to lawn with a high-level wooden fence panel surround, patio area and gated access to the front. The detached garage is tucked away toward the rear with a personnel door, power and light connected and has parking to the immediate front for two vehicles. There is a small garden area to the front.

This end-of-chain property is waiting for its new owners to make their mark and make this family-size detached house their own. So don't delay, contact Robinson Reade and one of our professional team members will be happy to arrange a time to show you over.

Agents Note

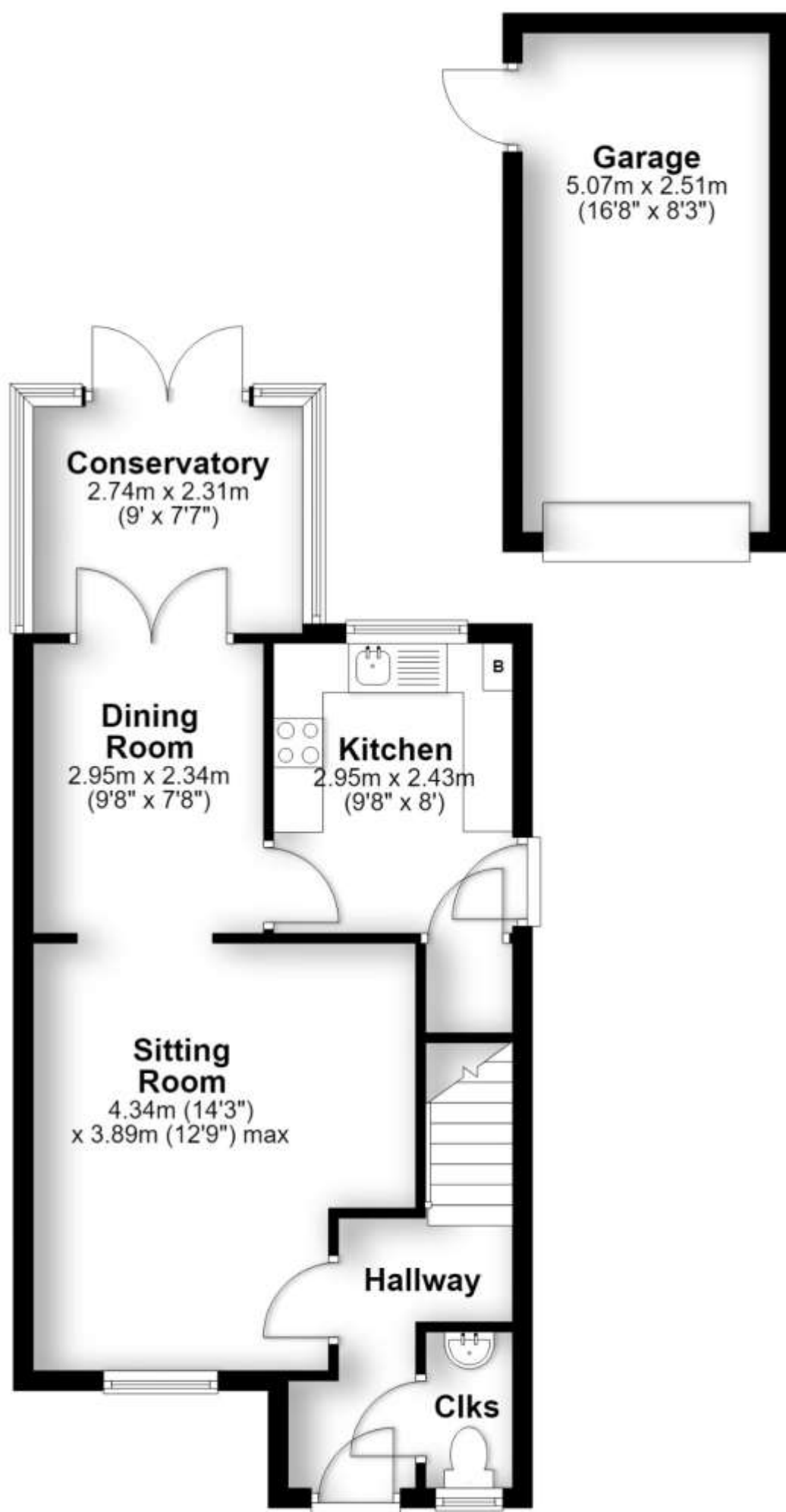
The seller has informed Robinson Reade that Spray Foam Loft Insulation has been installed at the property. Associated costs with removal of the foam have been investigated, and our seller is happy to discuss remediation during any negotiations.

Directions

<https://what3words.com/surpasses.hopes.advising>

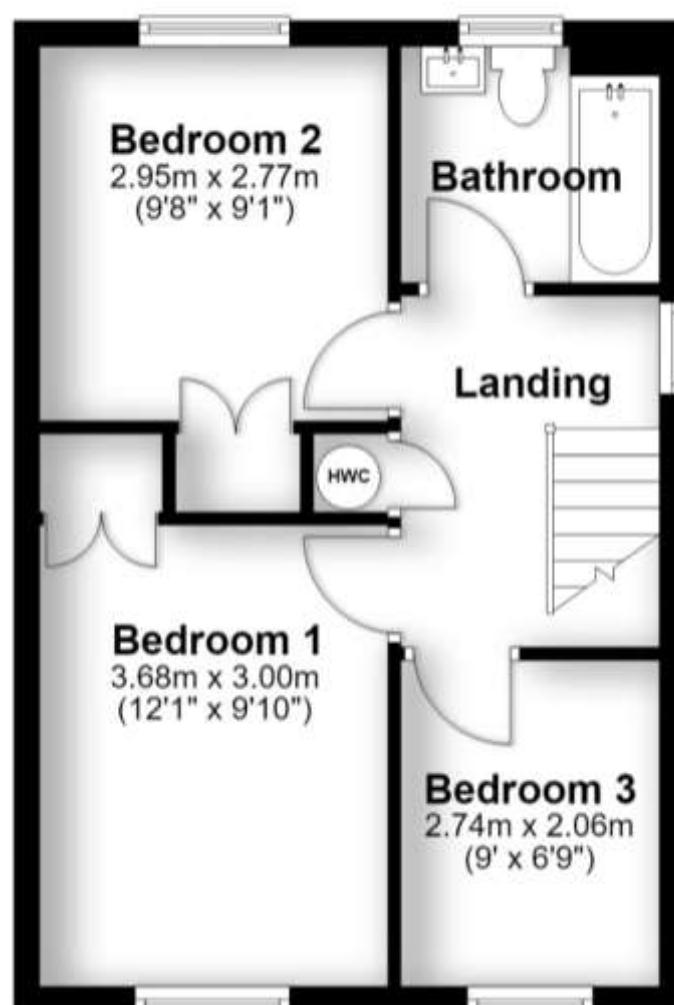
Ground Floor

Main area: approx. 45.3 sq. metres (487.5 sq. feet)
Plus garages, approx. 12.7 sq. metres (137.0 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Main area: Approx. 82.9 sq. metres (892.3 sq. feet)

Plus garages, approx. 12.7 sq. metres (137.0 sq. feet)

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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