



15 Wellsmoor, Titchfield Common, PO14 4PY

Asking Price £235,000



Wellsmoor |

Titchfield Common | PO14 4PY

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W&W are pleased to offer for sale this two bedroom terraced home offered with no chain ahead. The property boasts two bedrooms, lounge/dining room, kitchen & main bathroom. The property also benefits from a rear garden & allocated parking.

Wellsmoor is a quiet cul de sac situated just 5 minutes walk to the local convenience store, also within walking distance is St Johns CofE School. Further amenities can be found at Park Gate & Locks Heath which are easily accessible.





Two bedroom terraced home offered with no chain ahead

Lounge/dining room with window to the front

Kitchen with oven/hob to remain & space for additional appliances

Main bedroom benefitting from built in storage

Additional bedroom with window overlooking the garden

Main bathroom comprising three piece suite

Rear garden laid to paved patio, shingled area with raised sleepers & rear access

Allocated parking

#### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

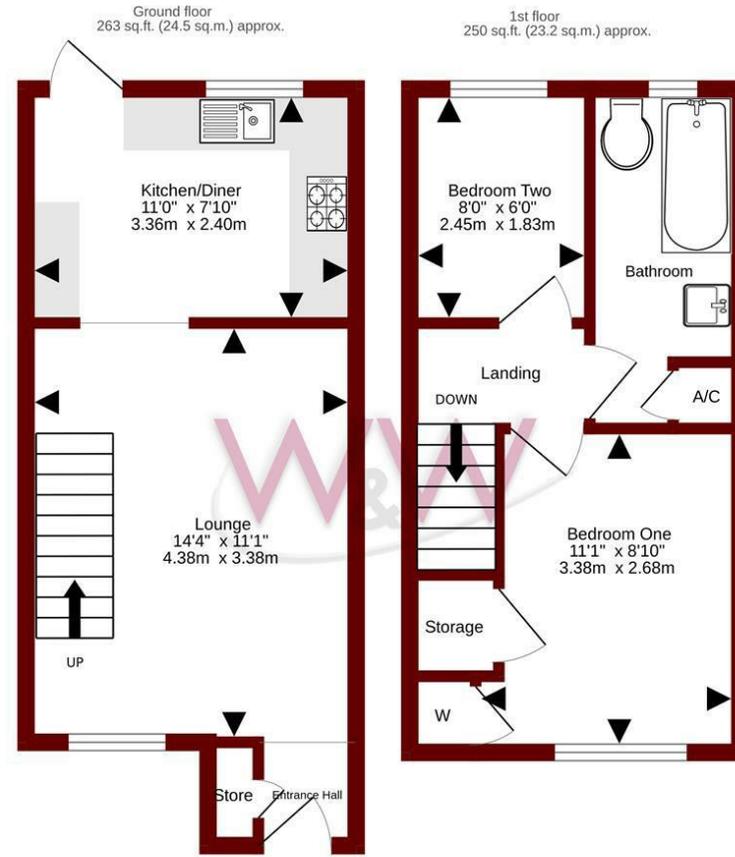
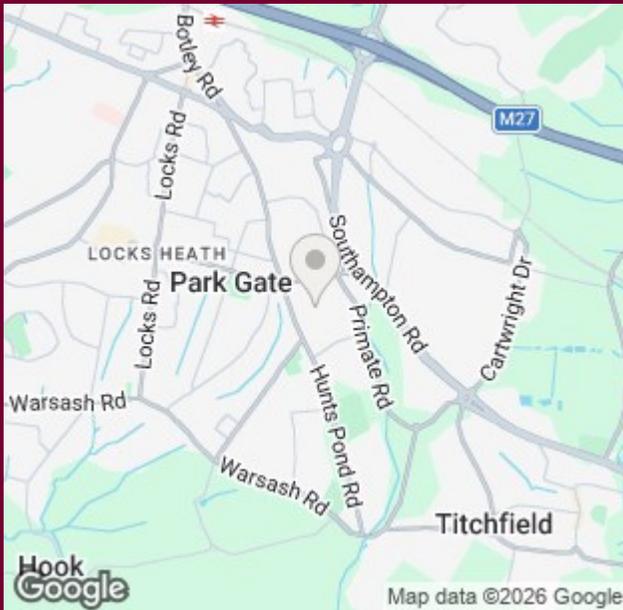
Sewerage - Mains

Heating - Electric storage heaters

Broadband - There is no broadband currently 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/>



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - E

Potential EPC Rating - C

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