

£155,000

26 Titchfield Grange

Titchfield Park, PO15 5AR

PROPERTY SUMMARY

We are delighted to bring to market this one bedroom ground floor maisonette in the sought after location of Titchfield Grange, close to amenities and great transport links. The property boasts its own allocated parking space and front door, into the cosy lounge which features a lovely bay window, letting in an abundance of sunlight, and an open plan kitchen area with sleek cupboards and worktops. To the rear, there is a separate W/C, ideal for guests visiting, and the double bedroom with an ensuite bathroom. With communal gardens behind, residents are able to use this space to make the most of the sunshine in the summer months to relax as well as dry clothes. Further benefits include use of a bike storage shelter and electric heating throughout. Call us now in our Stubbington Branch to book in your viewing today!





LOUNGE 16' 2" x 13' 7" (4.93m x 4.14m)

KITCHEN 8' 5" x 5' 11" (2.57m x 1.8m)

BEDROOM 14' 6" x 9' 8" (4.42m x 2.95m)

ENSUITE 6' 2" x 5' 1" (1.88m x 1.55m)

WC 5' 9" x 3' 3" (1.75m x 0.99m)

DRIVEWAY

COMMUNAL GARDEN

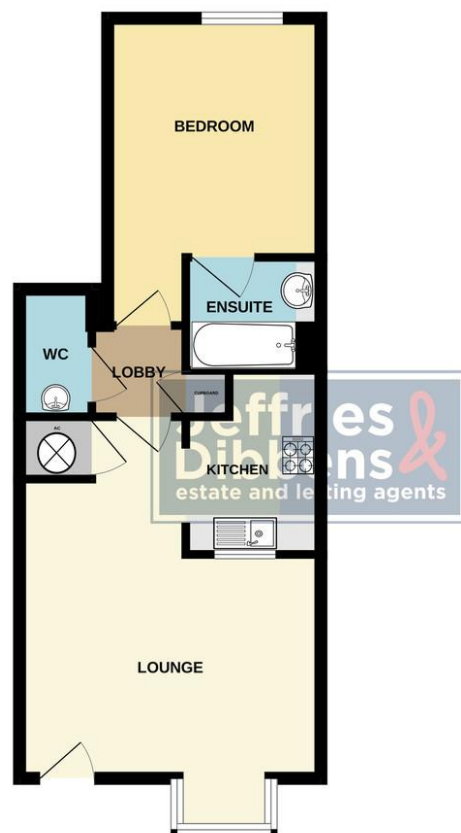
Lease Info:

Ground rent is £150 per year

Service charge is £1394.24 per year

Length of lease TBC

GROUND FLOOR



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.

LOCAL AUTHORITY
Fareham Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

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