



5 The Farthings, Titchfield Common, PO14 4FF

Asking Price £445,000



The Farthings |

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W&W are delighted to offer for sale this four bedroom semi detached family home offered with no chain ahead. The property boasts four bedrooms, lounge, kitchen/dining room, utility room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear garden, garage & driveway parking.

The Farthings is a quiet cul de sac situated off Warsash Road. The property is located in one of the area's most picturesque villages, perfectly placed for accessing the best of Warsash, Locks Heath, and the wider Fareham Borough. Locks Heath Shopping Centre is just a short drive, home to Waitrose, cafés, local shops and a gym. For fitness lovers, there's easy access to Abshot Country Club and the Everyone Active Centre at Holly Hill — which features a pool, gym, and plenty of fitness classes

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Four bedroom semi detached family home offered with no chain ahead

Situated in a quiet cul de sac location

Welcoming entrance hall enjoying wood flooring flowing into the lounge, kitchen/dining room & utility room

17'3ft Lounge with window to the front

Kitchen/dining room with double doors opening out to the rear garden

Kitchen boasting integrated oven, hob, dishwasher, fridge/freezer & breakfast bar

Utility room providing additional storage & space/plumbing for appliances

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes, Juliette balcony & en-suite

Modern en-suite shower room comprising three piece suite

Three additional bedrooms

Main bathroom comprising three piece suite

Enclosed rear garden majority laid to lawn & paved patio area

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

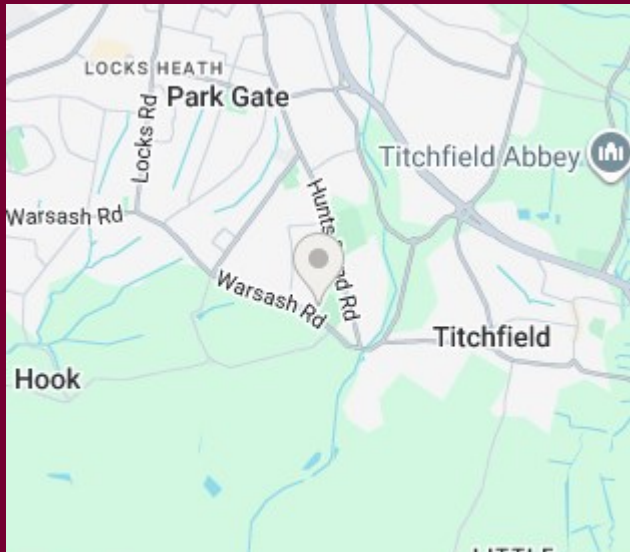
Sewerage - Mains

Heating - Gas central heating

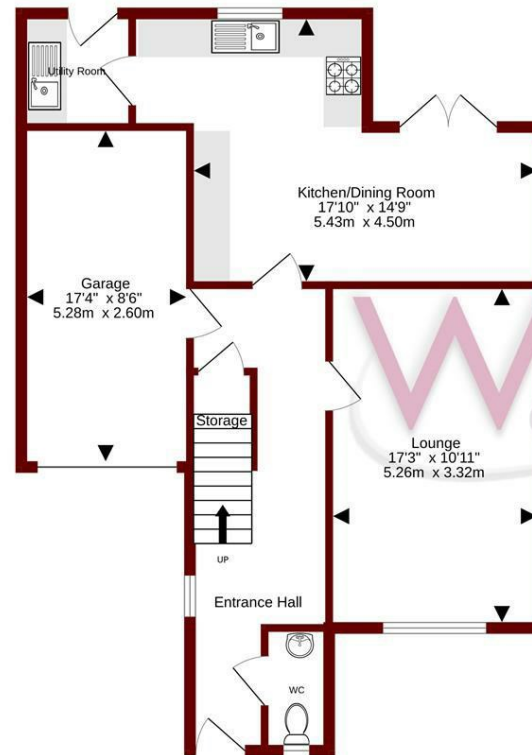
Broadband - There is no broadband currently connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

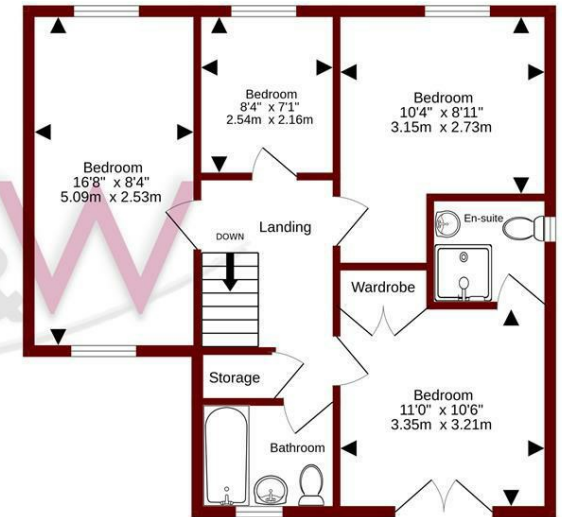
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
748 sq.ft. (69.5 sq.m.) approx.



1st Floor
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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