Addison
ESTATE AGENTS

25 Merryfield, Titchfield Common, Fareham, PO14 4SF

£265,000 Freehold

Situated within the popular Merryfield in Titchfield Common, this extended two-bedroom terraced home offers beautifully presented accommodation, driveway parking for two vehicles and a fantastic semi open-plan kitchen/dining space, making it an ideal purchase for first-time buyers, downsizers and investors alike.

Having remained in the same ownership for the past 13 years, the property has proved to be both a wonderful first home and a successful rental investment, highlighting its versatility and broad appeal.

The accommodation begins with a comfortable front aspect lounge, whilst the standout feature of the home is undoubtedly the extended kitchen/dining area to the rear. Created through a single-storey extension, this sociable space is perfect for entertaining family and friends, offering ample room for dining and direct access to the rear garden.

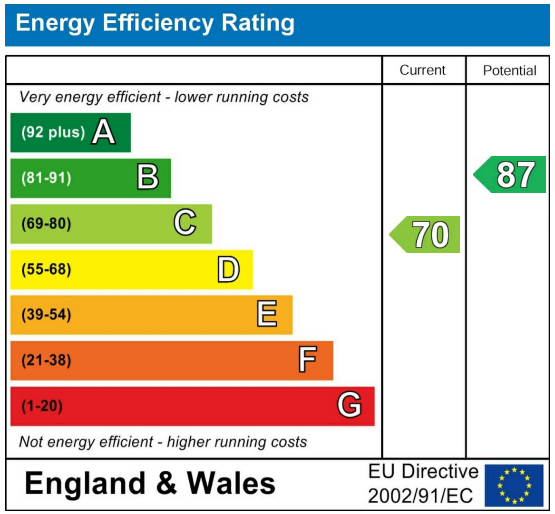
On the first floor there are two bedrooms, including a generous principal bedroom with fitted wardrobes and a second single bedroom.

These are served by a modern family bathroom featuring contemporary tiling, a white suite and a window providing natural light and ventilation.

Outside, the rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring composite decking. To the side of the property is a driveway providing off-road parking for two vehicles.

Further benefits include gas central heating, double glazing throughout and a convenient position close to a range of local amenities including Home Bargains and B&M, whilst offering excellent access to both the M27 and A27 for commuters.

Presented in move-in ready condition whilst still offering scope for a purchaser to personalise and make their own, this excellent home must be viewed to be fully appreciated.



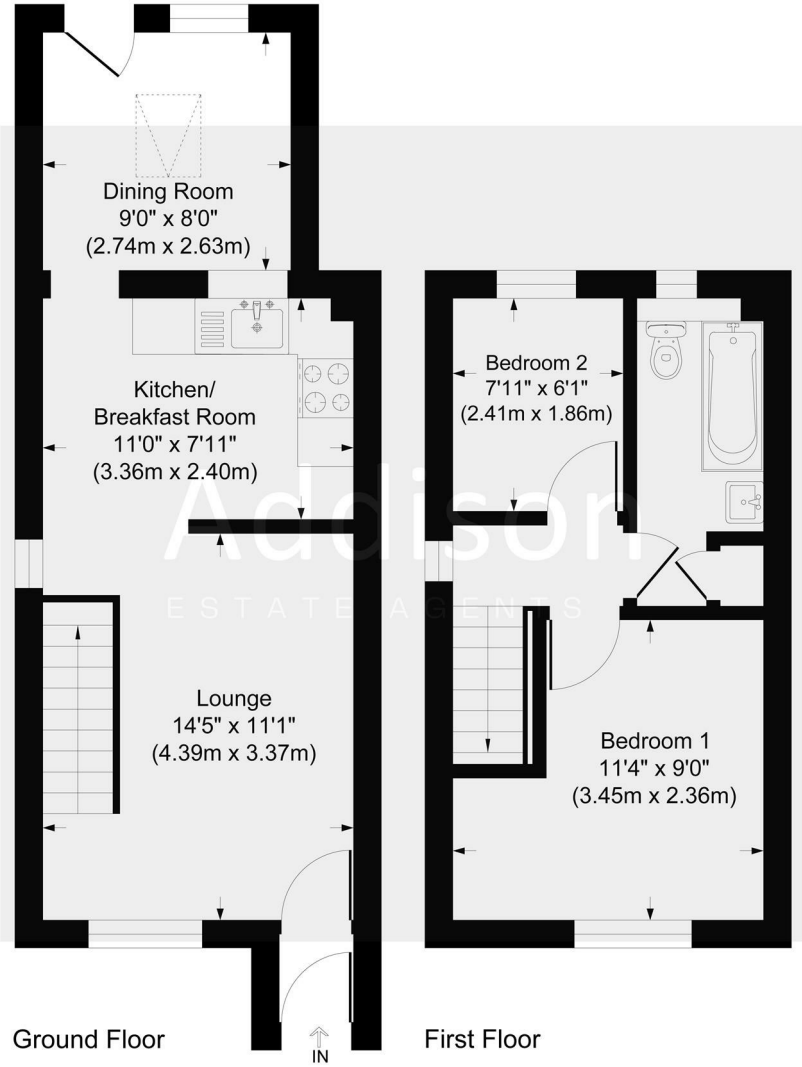
Further Information

Local Council:
Fareham Borough Council

Council Tax Band: B

Amount Payable for 2026/2027:
£1,765.95

Approximate Gross Internal Area
626 sq ft - 58 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Extended two-bedroom terraced home
- Semi open-plan kitchen/dining area ideal for entertaining
- Driveway parking for two vehicles
- Landscaped low-maintenance rear garden
- Spacious front aspect lounge
- Principal bedroom with fitted wardrobes
- Modern family bathroom
- Gas central heating and double glazing throughout
- Excellent access to the M27 and A27
- Ideal first-time purchase, downsizer or investment opportunity

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