

£340,000
1 Alpine Crescent
Titchfield Common, PO14 4FW

PROPERTY SUMMARY

This three bedroom semi-detached house with a dual aspect frontage is located in a sought-after spot in Titchfield Common and is very well presented throughout, within close proximity to local parks and great schools. As you enter the property, the entrance hallway leads to the generous kitchen/diner, convenient W/C and a dual aspect lounge with double doors opening onto the garden. The kitchen is well appointed with ample work top and storage space and the space for a dining table makes this an ideal space for entertaining and eating with family and friends. Upstairs, three well-proportioned bedrooms, an ensuite shower room to the master bedroom and a family bathroom complete this family home. Outside, the frontage has been lovingly planted and pruned with a range of mature roses and foliage and the rear garden offers a great degree of privacy with a patio area with canopy and verdant lawn. Additional benefits include driveway parking for multiple cars and gas central heating throughout. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out!





HALLWAY 8' 9" x 6' 8" (2.67m x 2.03m)

LOUNGE 19' 3" x 16' 4" (5.87m x 4.98m)

WC 5' 9" x 5' 3" (1.75m x 1.6m)

KITCHEN/DINER 16' 4" x 13' 11" (4.98m x 4.24m)

LANDING

MASTER BEDROOM 11' 8" x 8' 9" (3.56m x 2.67m)

ENSUITE 7' 4" x 4' 5" (2.24m x 1.35m)

BEDROOM TWO 12' 8" x 9' 10" (3.86m x 3m)

BEDROOM THREE 9' 11" x 8' 11" (3.02m x 2.72m)

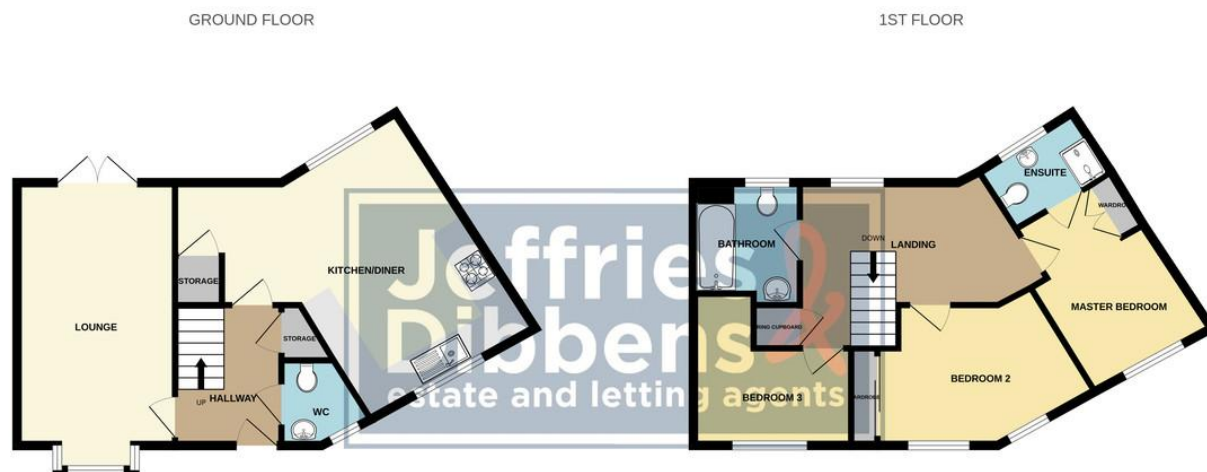
BATHROOM 6' 11" x 6' 7" (2.11m x 2.01m)

OUTSIDE

REAR GARDEN

FRONT GARDEN

DRIVEWAY



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 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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