



£415,000
Freehold

60 Garstons Close, Titchfield
Fareham, Hampshire PO14 4EU



Quick View

	3 Bedrooms		Garage
	2 Living Room		1 Bathroom
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- A true family home with accommodation that allows the growing family to enjoy all the delights living in a village has to offer.
- The well proportioned living room has a large picture window allowing light to flood in. A separate dining area, cloakroom and kitchen complete the ground floor.
- The first floor offers three well-sized bedrooms and a very modern bathroom with a four-piece suite. Shower or bath? You choose.
- There are gloriously maintained gardens to both the front and rear, ready to take a seat in the summer sun and enjoy some light and bubbly refreshment.
- If you need parking, the driveway will accommodate two cars, with access to the attached brick-built garage with power and light connected.
- Our sellers will be looking to stay local and are ready to pass this beautifully maintained home onto their new owner.

Description

Enter through the front door into the hallway with downstairs toilet, stairs to the first floor and glazed French double doors into the sitting room. The separate dining room overlooks the garden and takes you into the kitchen. The modern fitted kitchen has solid oak worksurfaces, an eye-level double oven, inset four-ring electric hob, single bowl sink unit, integrated full-height fridge/freezer and dishwasher, and a double-glazed door leading out to the rear garden.

The first floor landing has a deep airing cupboard housing the Vaillant gas-fired combination boiler. There is also access to the loft space. The first and third bedrooms are both of a good size and overlook the front of the house, with the third bedroom having built-in storage. The second bedroom, which is also a double, overlooks the rear garden. The family bathroom is unusually large and houses a white four-piece suite with panelled bath, shower, vanity basin and W.C. There is tiling and a radiator.

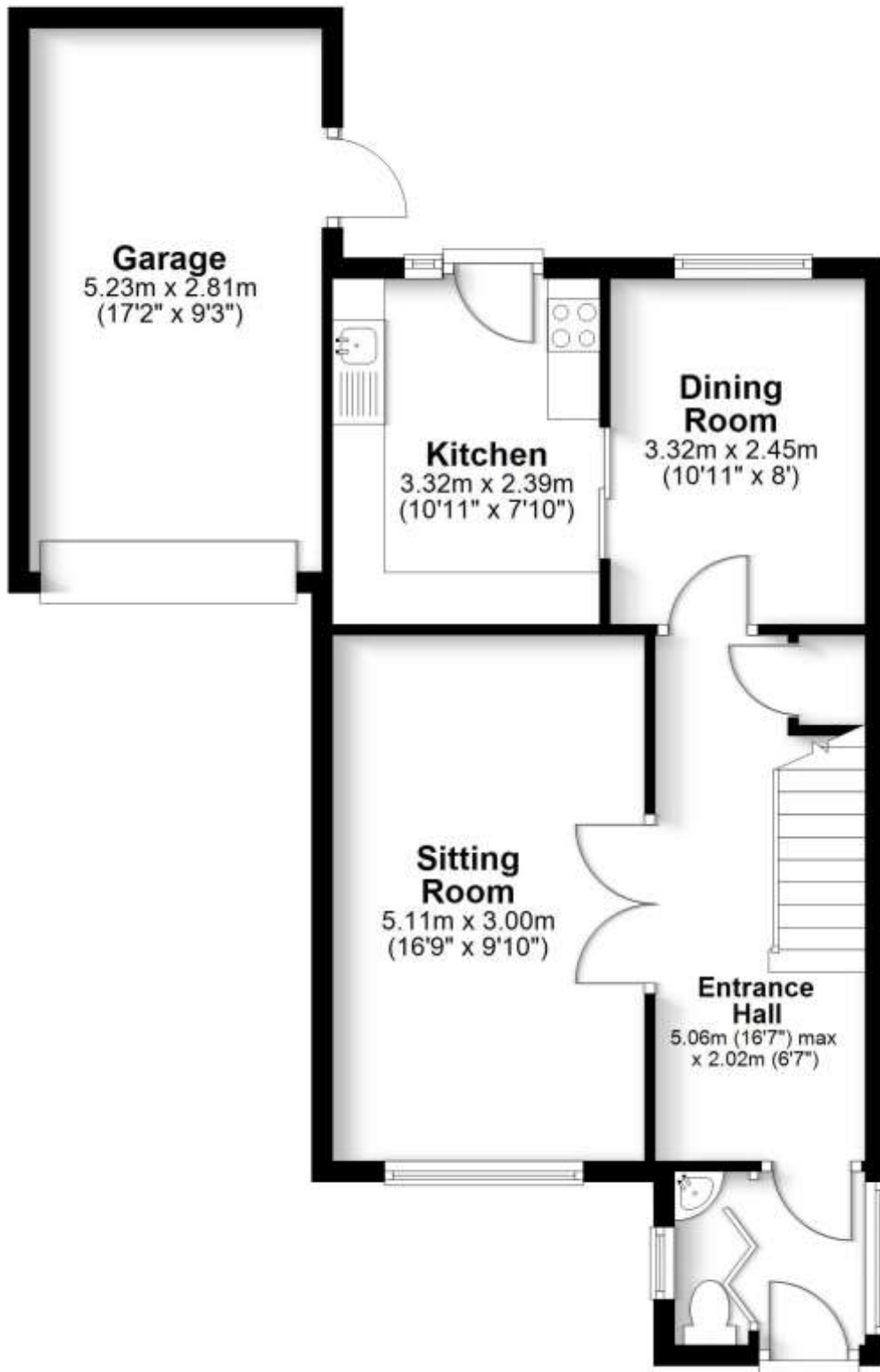
Outside, there is off-road parking to the side with an electric vehicle charger, and access to the attached brick-built garage with a personnel door to the rear garden. The garden is enclosed and measures approximately 50’ in length. Being well tended, with lawn area, shrubs, rockery and patio area.

Directions

<https://what3words.com/mirroring.trucked.crunched>

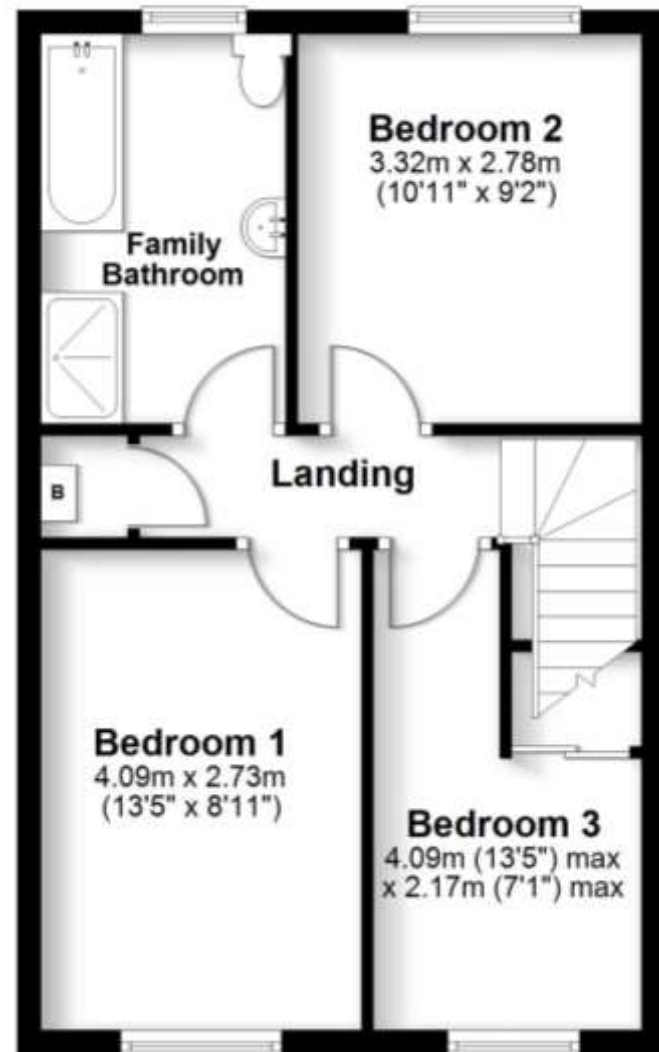
Ground Floor

Main area: approx. 46.7 sq. metres (503.1 sq. feet)
Plus garages, approx. 14.7 sq. metres (158.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Main area: Approx. 89.2 sq. metres (960.0 sq. feet)

Plus garages, approx. 14.7 sq. metres (158.2 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast