
Addison
ESTATE AGENTS









19 St. Edmund Close, Titchfield Common, Fareham, PO14 4RQ

£270,000 Freehold

Offering excellent potential for modernisation and improvement, this well-positioned two double bedroom semi-detached home is situated in the highly regarded St Edmund Close, a peaceful cul-de-sac within Titchfield Common. Having been occupied by the current owner for approximately 30 years, the property is now ready for a new owner to modernise and create a home to their own taste and specification.

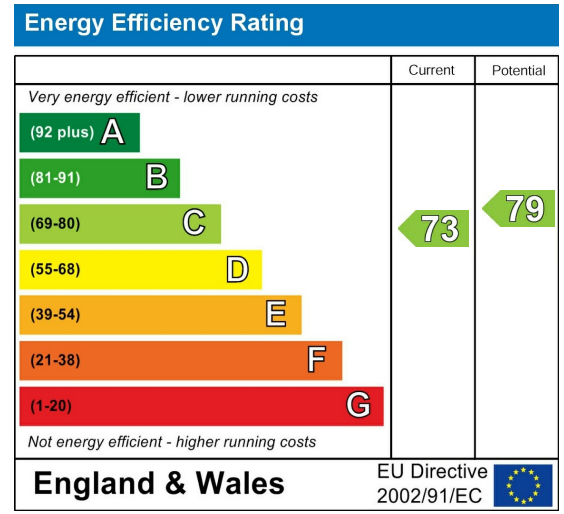
The accommodation offers a particularly favourable layout, beginning with a welcoming entrance hall with access to the kitchen and stairs rising to the first floor. To the rear of the property is a large, square-shaped lounge, providing a generous principal reception room with plenty of scope to create a comfortable and contemporary living space.

Upstairs are TWO WELL-PROPORTIONED DOUBLE BEDROOMS, together with the family bathroom.

Outside, the property continues to offer excellent potential. The GENEROUS PRIVATE REAR GARDEN provides plenty of space for outdoor entertaining, children or gardening, while to the front is a LARGE DRIVEWAY PROVIDING PARKING FOR A NUMBER OF VEHICLES, leading to a SINGLE GARAGE.

The property would benefit from a programme of modernisation and redecoration, which is reflected in the asking price. Importantly, it remains very much inhabitable and provides an excellent opportunity for someone looking to add their own style, improve the accommodation and potentially create significant future value. Other properties of this design in the area have achieved considerably higher sale prices once improved.

St Edmund Close is a particularly attractive setting, being a quiet residential cul-de-sac within the popular Titchfield Common area, providing convenient access to the nearby towns of Fareham, Park Gate and Locks Heath. The area also offers excellent road links towards Southampton, Portsmouth and the M27, making it a popular choice for both families and commuters.



Further Information

Council Tax Band:
C

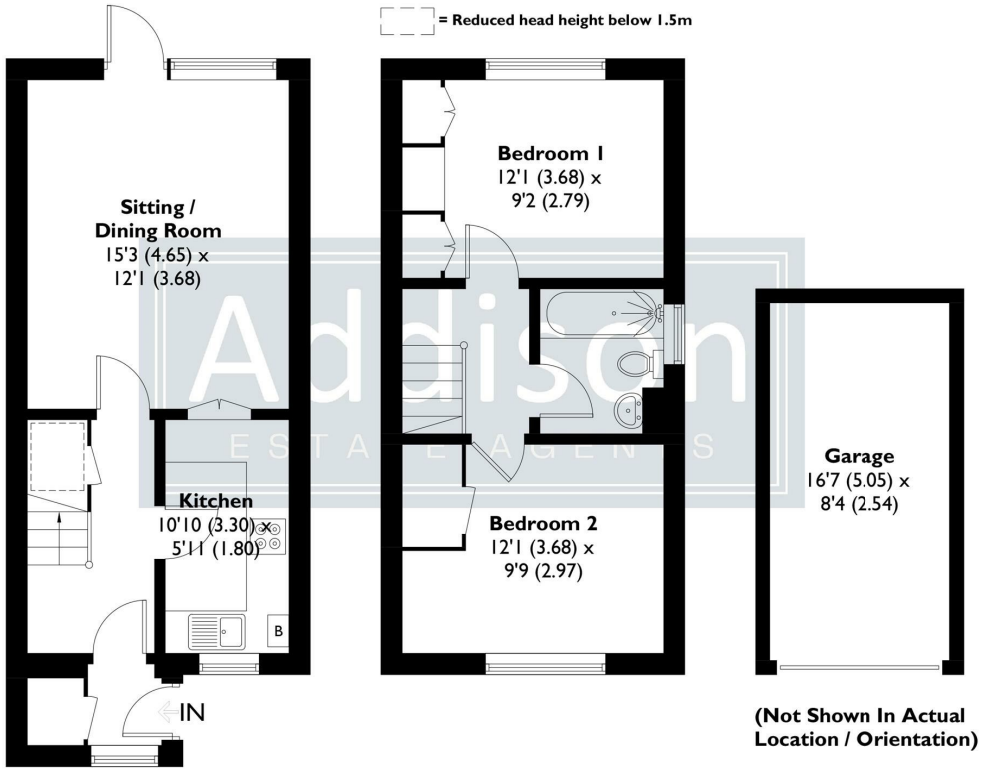
Estate or Lease Charges if Applicable:







APPROXIMATE GROSS INTERNAL AREA = 675 SQ FT / 62.7 SQ M
GARAGE = 139 SQ FT / 12.9 SQ M
TOTAL = 814 SQ FT / 75.6 SQ M



GROUND FLOOR
352 SQ FT / 32.7 SQ M

FIRST FLOOR
323 SQ FT / 30.0 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1332800)
Produced for Addison Estate Agents

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED HOUSE
- HIGHLY SOUGHT-AFTER QUIET CUL-DE-SAC
- POPULAR TITCHFIELD COMMON LOCATION
- SPACIOUS REAR LOUNGE
- GENEROUS PRIVATE REAR GARDEN
- LARGE DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- SINGLE GARAGE
- REQUIRES MODERNISATION – PRICE REFLECTS CONDITION
- NO ONWARD CHAIN

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

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