



Lichfield Road, Titchfield Common, Fareham, PO14 4QN

Guide price £325,000



A spacious semi detached home
 Offering bright and spaciuos accommodation
 Lounge and Office/Snug
 Conservatory
 Two double bedrooms
 Family bathroom and downstairs wc
 Sunny enclosed garden
 Off road parking
 Located in a pleasant cul de sac

Located in a quiet cul-de-sac, this semi-detached home is an ideal choice for first-time buyers, those looking to downsize, or anyone seeking to add a reliable property to their investment portfolio.

The front door opens into an entrance vestibule, which leads through to a bright and airy sitting room. From here, doors open into the fitted kitchen, offering ample wall, base and drawer units, an integrated oven, hob and extractor hood, and space for additional freestanding appliances. The kitchen flows into the conservatory, where double doors open directly onto the rear garden.

The former garage has been converted to create a versatile additional reception space — perfect as an office or snug — along with a useful cloakroom. An enclosed storage area remains at the front.

On the first floor, there are two well-proportioned double bedrooms, both served by a contemporary family bathroom.

Externally, the property enjoys a private, enclosed rear garden mainly laid to lawn, with a timber deck providing an ideal spot for summer dining and entertaining. To the front, a driveway offers off-road parking.

Disclaimer:

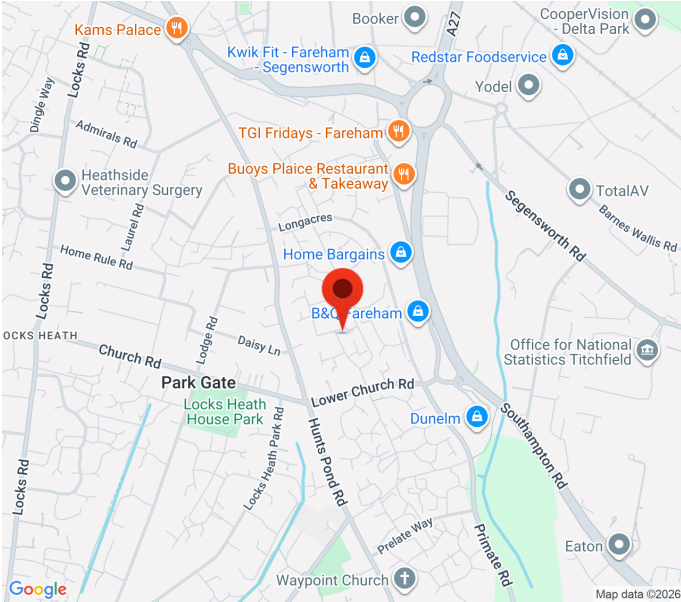
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £65 inc. VAT per property and is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.



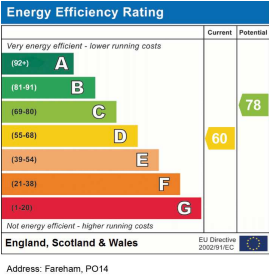
Floor Plan



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

32 Bridge Rd, Park Gate, Southampton SO31 7GF
Tel:01489 584 298, Email:hello@chimneypotsestateagents.co.uk, <https://www.chimneypotsestateagents.co.uk/>

