



21 Ravenswood, Titchfield Common, PO14 4PX

Asking Price £248,900



Ravenswood |  
Titchfield Common | PO14 4PX  
Asking Price £248,900

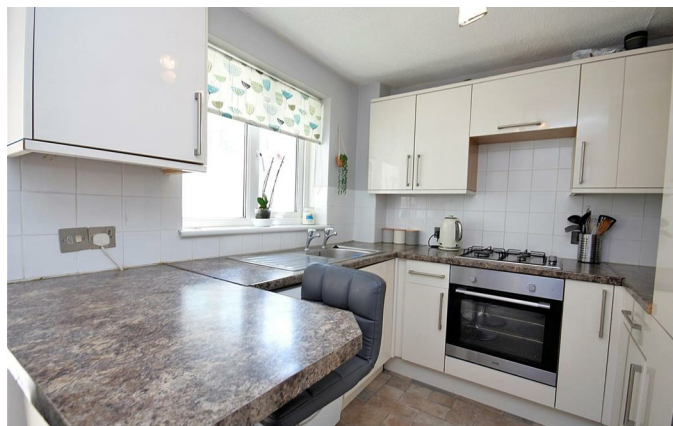
W&W are delighted to offer for sale this well presented two bedroom terraced home offered with no chain ahead. The property boasts two bedrooms, lounge, kitchen/dining room, conservatory & shower room. Outside, the property enjoys a rear garden & allocated parking.

Ravenswood is a quiet cul de sac situated just 5 minutes walk to the local convenience store, also within walking distance is St Johns CofE School. Further amenities can be found at Park Gate & Locks Heath which are easily accessible.



### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Two bedroom terraced home

Offered with no chain ahead

Lounge with window to the front

Kitchen/dining room with breakfast bar, integrated oven and hob with space for additional appliances

Conservatory with double doors opening out to the rear garden

Main bedroom benefitting from built in wardrobes

Guest bedroom with window to the rear

Modern shower room comprising three piece suite

Landscaped rear garden enjoying lawn area with circular paved patio area, display flowers/shrubbery & rear access

Allocated parking

AGENTS NOTE - Archived pictures being used due to the property currently being tenanted

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

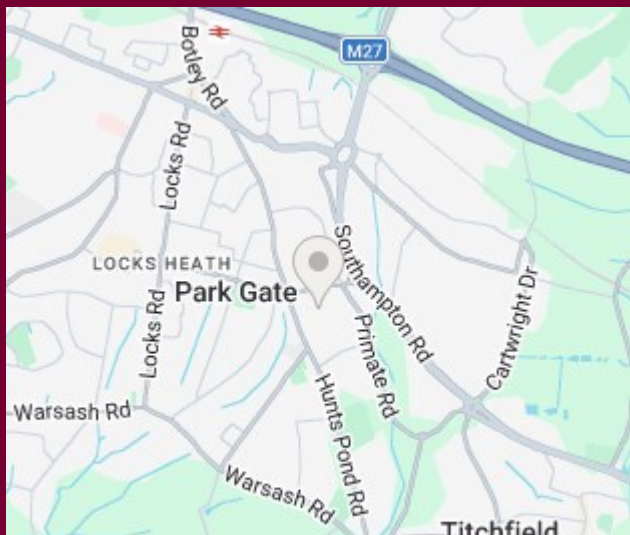
Sewerage - Mains

Heating - Gas central heating

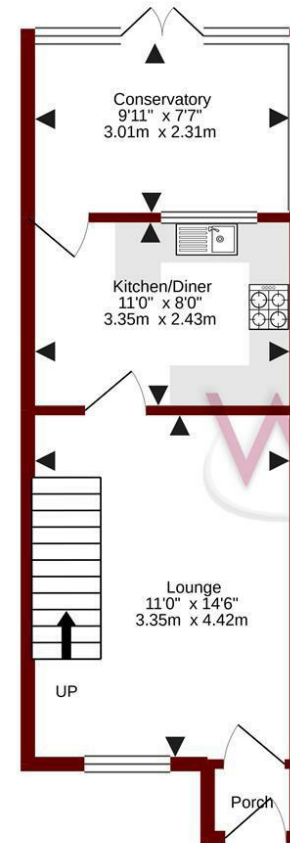
Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

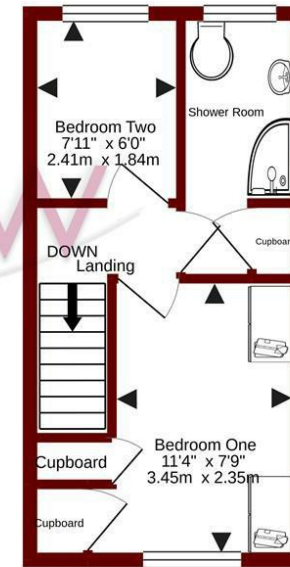
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
338 sq.ft. (31.4 sq.m.) approx.



1st floor  
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 sq.m.) approx.

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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 91        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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