

Beautifully presented two double bedroom semi-detached house with driveway for off road parking, south-facing enclosed rear garden and enjoying a sought-after position in Titchfield Park.

The Accommodation comprises:-

Entrance Porch:-

Front door with leaded-light double glazed panel inset into:-

Entrance Hall:-

Radiator, coving to flat ceiling, radiator.

Lounge:- 15' 9" x 12' 1" (4.80m x 3.68m) Maximum Measurements

Double glazed window and French doors enjoying views and accessing the rear garden, two double radiators, stairs to first floor, understairs cupboard, coving to flat ceiling, smoke detector.

Kitchen:- 8' 3" x 8' 0" (2.51m x 2.44m)

Double glazed window to front elevation, range of base and eye level units with roll-top work surfaces with splashbacks, one and a half bowl stainless steel sink unit with mixer tap, recess for dishwasher and washing machine, space for fridge/freezer, wall-mounted Ideal gas central heating boiler concealed in wall-unit, tiled floor.

Cloakroom:- 7' 11" x 3' 0" (2.41m x 0.91m)

Obscured double glazed window to side, close-coupled WC with concealed cistern, wash hand basin with mixer tap, tiled splashback back inset vanity unit, dado rail, coving to flat ceiling, chrome long-line towel rail, tiled floor.

Landing:-

Obscured double glazed window to side elevation. Textured ceiling, access to loft, smoke detector, radiator, Linen cupboard with radiator, slatted shelves.

Bedroom 1:- 10' 2" x 9' 0" (3.10m x 2.74m)

Double glazed window to rear, radiator, mirror-fronted wall-to-wall wardrobe units.

Bedroom 2:- 10' 2" x 11' 6" (3.10m x 3.50m) Maximum Measurements

Double glazed window to front elevation, radiator, wall-to-wall sliding doors to wardrobe unit, textured ceiling, radiator.

Shower Room:- 6' 4" x 5' 7" (1.93m x 1.70m)

Close-coupled WC with concealed cistern, wash hand basin with mixer tap inset vanity units, corner shower cubicle, coving to flat ceiling, tiled floor, chrome towel rail.

Outside:-

Parking to the front. Wooden gate gives pedestrian access to the rear garden via pathway with patio for sitting socialising and entertaining purposes, formal lawns, Garden shed will not remain.

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Council Tax Band: - Fareham Borough Council. Tax Band: C

Tenure: - Freehold

Property Type: - Semi-Detached

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

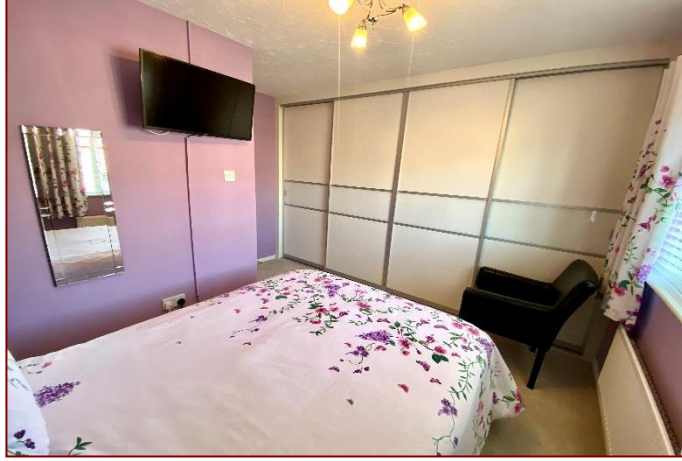
Water Supply: - Mains

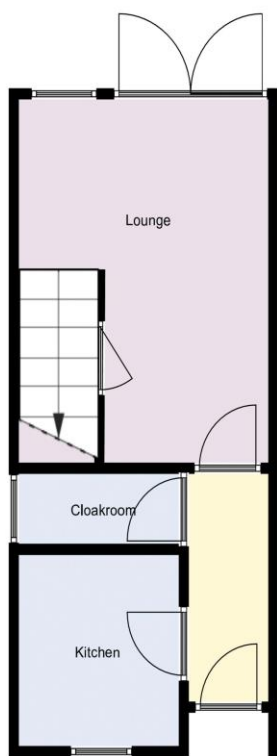
Sewerage: - Mains

Heating: - Central Heating

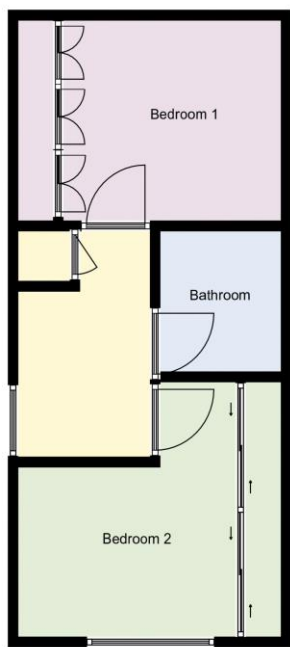
Parking: Driveway

Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





Ground floor



First floor



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£310,000
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