



56 The Close, Bellfield, Titchfield, PO14 4HZ

Asking Price £365,000



The Close, Bellfield |  
Titchfield | PO14 4HZ  
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W&W are delighted to offer for sale this extremely well presented three bedroom semi detached family home sat on an enviable plot. The property boasts three bedrooms, lounge, kitchen/breakfast room, conservatory, downstairs bathroom & separate cloakroom to the first floor. The property boasts an impressively sized rear landscaped garden & driveway parking for multiple vehicles.

'The Close, Bellfield' is within easy walking distance to the sought after Titchfield Village. Titchfield is a thriving community and offers an excellent range of amenities with shops, hairdressers, beauticians and boutique coffee shops. The canal walk leading into Titchfield Haven Nature Reserve and Hill Head beach beyond are just moments away. Titchfield is also well placed for commuting with mainline links to London from Winchester and Southampton Parkway and easy access to the A27/M27.





Extremely well presented three bedroom semi detached home

Enviably plot providing landscaped frontage & impressively sized rear garden

Entrance hall enjoying attractive wood effect laminate flooring flowing into the lounge & conservatory

Spacious lounge with window to the front

Kitchen/breakfast room enjoying built in oven and hob with space for additional appliances

Conservatory with double doors opening out into the rear garden

Modern bathroom comprising three piece white suite

Main bedroom benefitting from built in wardrobes

Two additional bedrooms

Modern cloakroom to the first floor

Impressively sized rear landscaped garden enjoying large 'Porcelain' paved patio area perfect for alfresco dining, area laid to lawn with display flowers/shrubbery, side access

Two outbuildings to remain

Landscaped frontage providing parking for multiple vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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/>



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)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B - £1683.54 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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