



£425,000
Freehold

2 Cleric Court, Titchfield Common
Fareham, Hampshire PO14 4QQ



Quick View



3 Bedrooms



Garage



2 Living Room



2 Bathroom



Semi-Detached House



EPC Rating C



Off-Road Parking



Council Tax Band C

Reasons to View

- Being located in a small residential cul-de-sac and having off-road parking, a popular, much desired location, whether it be schools, M27 access or a little retail therapy.
- On the ground floor, there is a useful cloakroom, a large understairs cupboard, separate lounge and very family friendly open-plan kitchen and garden room, giving room to relax and grow.
- On the first floor, three well-proportioned bedrooms truly accommodate, and you will also find the modern white three-piece bathroom suite.
- The rear garden is an absolute delight with a paved area for that all-important end of the day al fresco glass of light refreshment and space to fire up the BBQ.
- For the home worker, a recently built garden office provides that ideal separation or would equally make a fabulous games room, hobby room or home gym.
- Our sellers have been actively searching for their new home also and are keen to make their home ready for its new custodians.

Description

Pull onto your own driveway and enter through the front door into the hallway with downstairs toilet, cavernous understairs storage cupboard and stairs to the first floor. The lounge has a built-in media wall with storage for all those 'bits and bobs'. The kitchen and garden room really are the heart of the home. The kitchen has a range of worksurfaces with storage above and below, a wall-mounted gas-fired boiler, an inset four-ring gas hob, with an electric oven. Inset sink unit with instant boiling water tap. The open-plan style garden room also offers a utility area with sink and plumbing for your washing machine and tumble dryer, and French doors opening onto the garden.

On the first floor, the hallway houses the airing cupboard with cylinder. Access to the lit and boarded loft space with access ladder. The main bedroom has a range of bespoke built-in wardrobes and drawers. Bedrooms two and three are both of a good size and have a view out to the garden. The family bathroom comprises a modern white three-piece suite with panelled bath and independent shower over, vanity basin, W.C and tiling.

Outside, the 'L' shaped wrap-around garden offers privacy. There is a lawned area, paved patio area and gated access to the front and side. The detached brick-built garage has power and light connected with an electric up and over door and a personnel door to the rear. The garden office provides that all important additional space for working or relaxation.

To the front there is a lawned garden and off-road parking to the immediate front.

If you are looking for a spacious family home that is in a popular location and is move-in ready, that offers flexible accommodation and really good outside space, this could well be the home you have been looking for? If so, contact Robinson Reade and one of our friendly and professional team members will be very happy to show you over.

Directions

<https://what3words.com/quiet.octagonal.lawn>

Ground Floor

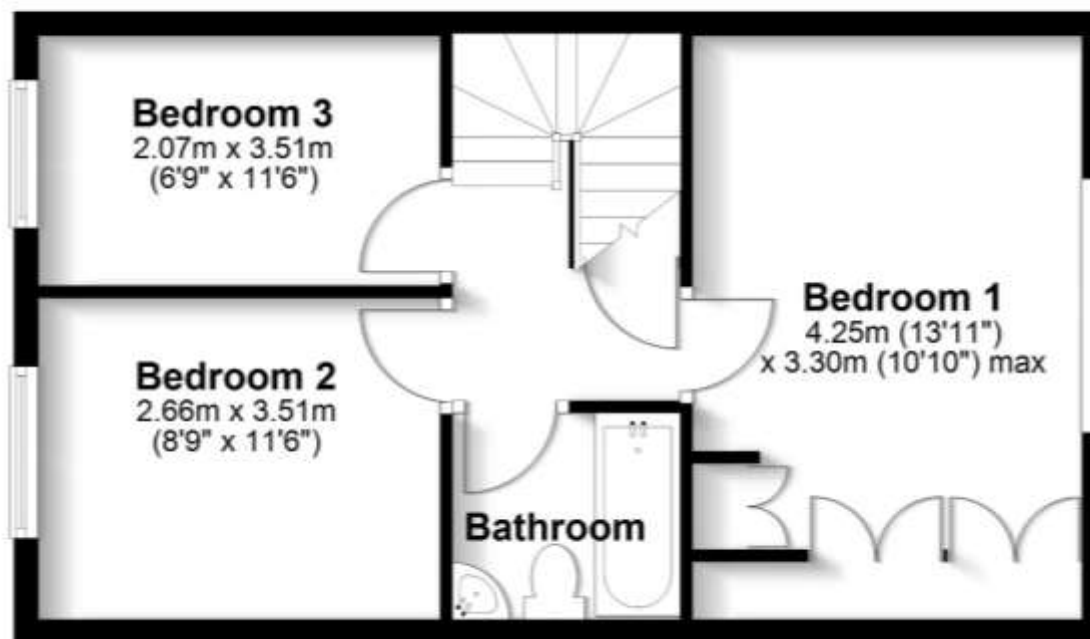
Main area: approx. 69.2 sq. metres (745.3 sq. feet)
Plus outbuildings, approx. 11.8 sq. metres (127.3 sq. feet)



Main area: Approx. 111.9 sq. metres (1204.6 sq. feet)
Plus outbuildings, approx. 11.8 sq. metres (127.3 sq. feet)

First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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