



Addison
ESTATE AGENTS



51 The Hurdles, Titchfield Common, Fareham, Hampshire, PO14 4AN

£250,000 Freehold

Beautifully presented and offered with no forward chain, this two-bedroom end of terrace home is ideal for first-time buyers, investors or those seeking a low-maintenance property in a convenient location.

Having been redecorated throughout in a fresh, neutral white finish, the property offers a bright and modern feel, complemented by smooth ceilings and spotlights throughout. A modern gas central heating system and UPVC double glazing add further comfort and efficiency.

The accommodation is well balanced, with a welcoming lounge to the front and a spacious kitchen/diner to the rear, fitted with contemporary neutral cabinetry and offering direct access to the garden – perfect for everyday living.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefitting from a built-in wardrobe. The accommodation is completed by a beautifully refitted modern bathroom, finished to a high standard.

Outside, the property enjoys a private, low-maintenance rear garden, with both side and rear access. The rear gate leads directly to a parking area where the property benefits from two tandem parking spaces.

The home is ideally situated in The Hurdles, Titchfield Common, offering easy access to the A27, making it well suited for commuters. For those who enjoy the outdoors, Kitecroft woodland is just a short distance away, providing excellent walking routes.

Previously let successfully for a number of years, the property also represents a strong investment opportunity, as well as a fantastic first home.



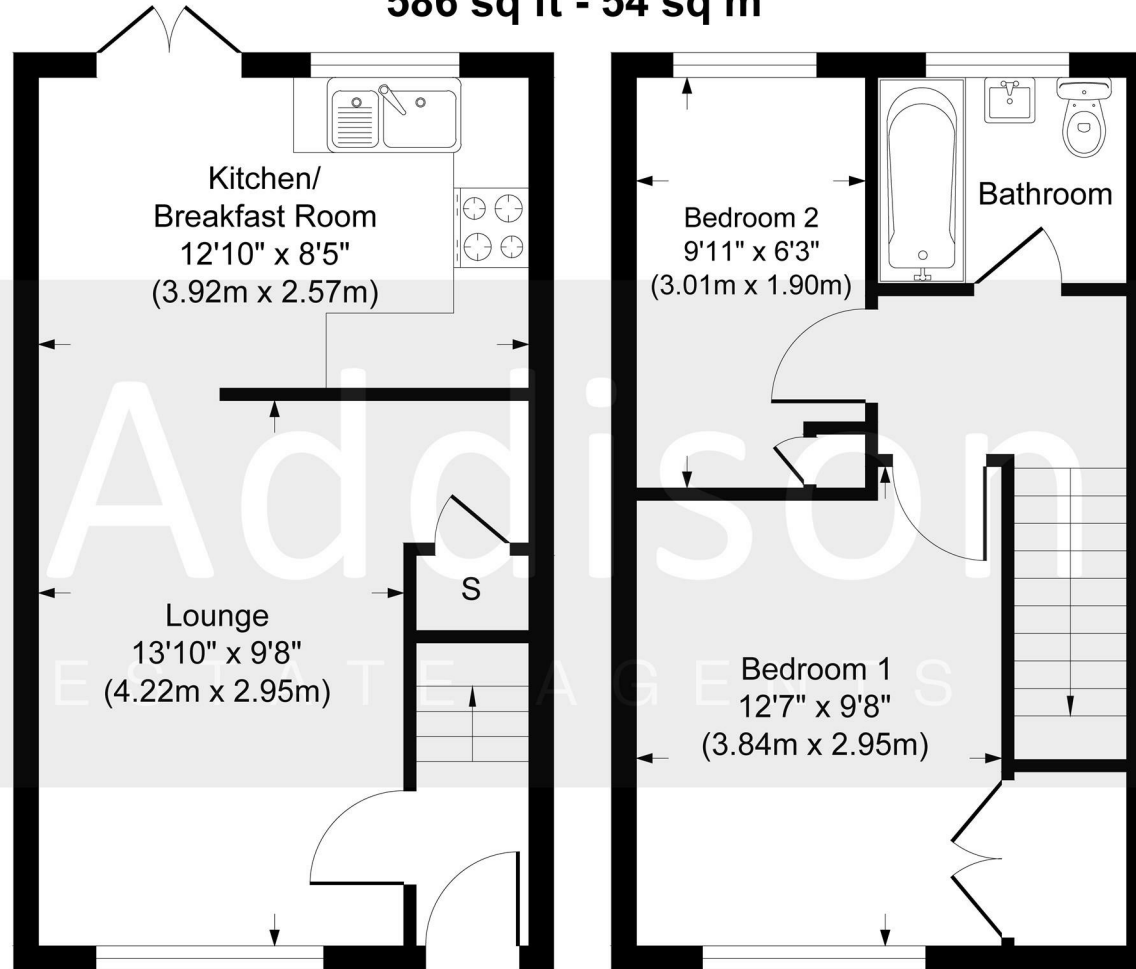
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

Local Council:
Council Tax Band:
B

Approximate Gross Internal Area

586 sq ft - 54 sq m



Ground Floor

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Two-bedroom end of terrace home
 - Offered with no forward chain
- Beautifully presented with neutral décor throughout
- Smooth ceilings and spotlights across the property
 - Spacious lounge to the front
- Modern kitchen/diner with contemporary units and garden access
- Two well-proportioned bedrooms, main with built-in wardrobe
 - Stylishly refitted modern family bathroom
- Private low-maintenance rear garden with side and rear access
 - Two tandem parking spaces to the rear



Addison
ESTATE AGENTS



01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk