



35 Lower Church Road, Titchfield Common, PO14 4PW

Asking Price £375,000

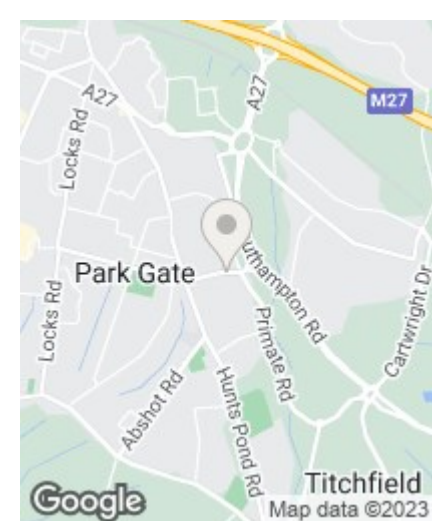


Lower Church Road |
Titchfield Common | PO14 4PW
Asking Price £375,000

W&W are delighted to offer for sale this well presented three bedroom semi detached house. The property enjoys three bedrooms, modern kitchen, open plan lounge/dining room, downstairs cloakroom, utility room, family bathroom & modern en-suite shower room. The property also benefits from a rear enclosed garden & two allocated parking spaces to the rear.

Lower Church Road is conveniently located a short walk from the local McColl's Convenience Store. Further Amenities are accessible at Locks Heath shopping centre with its everyday shopping and leisure facilities, popular coffee house and Waitrose supermarket. There is a bus route within the vicinity providing links to local areas and main routes into towns and cities. The property is also within short walking distance of St John CofE Primary School and other local schools.





Well Presented Three Bedroom Semi Detached House

No Chain Ahead

Modern Kitchen Enjoying Attractive Worktops & Wooden Effect Units

Built In Appliances Include Oven, Hob, Fridge/Freezer & Dishwasher

Open Plan Dual Aspect Lounge/Dining Room Enjoying Understairs Storage Cupboard & Patio Doors Opening Out Onto The Rear Garden

Replacement Carpets To The Lounge/Dining Room, Stairs, Landing & All Three Bedrooms

Utility Room Providing Additional Storage & Plumbing For Washing Machine/Tumble Dryer

Downstairs Cloakroom Comprising Two Piece Suite

Main Bedroom Boasting Built In Wardrobes & En-Suite

Modern Fitted En-Suite Shower Room Comprising Three Piece White Suite & Attractive Tiling

Two Additional Bedrooms

Family Bathroom Comprising Three Piece White Suite

Replacement '2021' Glow Worm Boiler

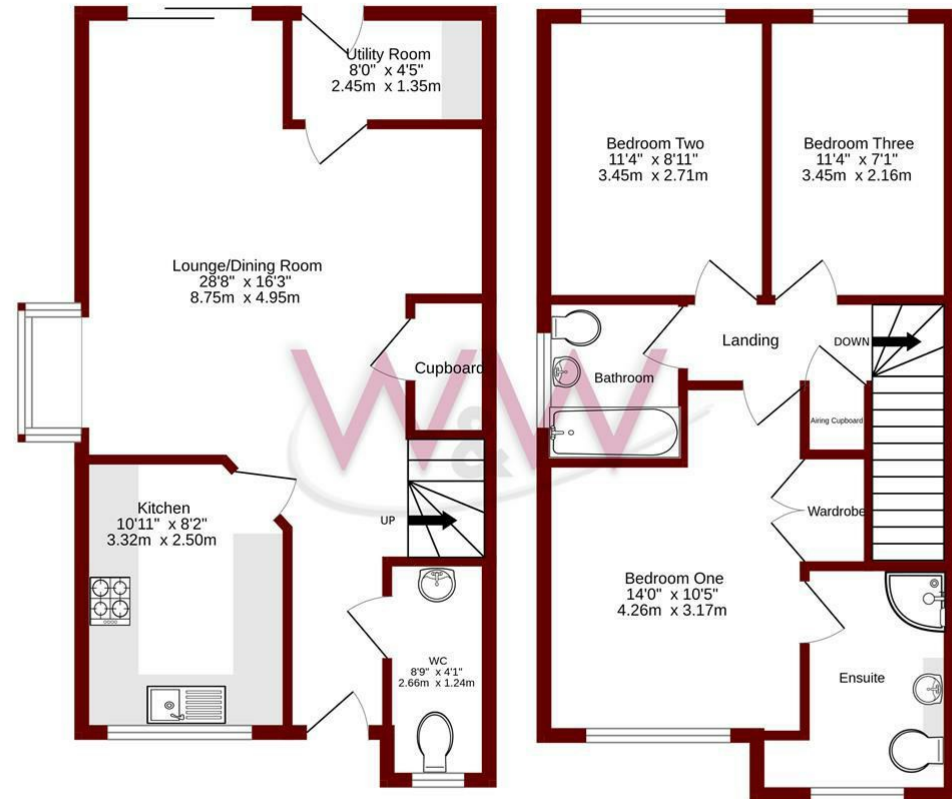
Rear Enclosed Garden Majority Laid To Paved Patio With Area Laid To Lawn, Display Flower/Shrubbery Borders & Rear Access

Allocated Parking For Two Vehicles To The Rear



Ground floor
485 sq.ft. (45.1 sq.m.) approx.

1st floor
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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) A		90
(81-91) B		
(69-80) C	77	
(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	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating -

Potential EPC Rating -

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