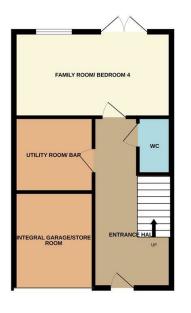
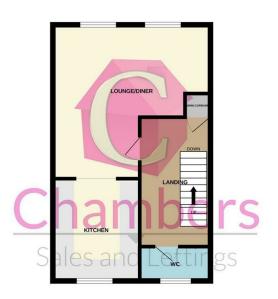
GROUND FLOOR 1ST FLOOR 2ND FLOOR







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 guarante and the properties of the









Contact

25 Stubbington Green Fareham Hampshire PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

https://www.chambersestateagency.com/



34
Maud Avenue
Titchfield Common
Fareham
Hampshire
PO14 4FR



01329665700 Stubbington

34 Maud Avenue **Titchfield** Common **Fareham PO14 4FR**

Asking Price £335,000 Freehold









This immaculate three bedroom town house is located within a popular modern development in Titchfield Common. The property comprises over three floors with the ground floor offering entrance hall, cloakroom, Utility/bar, 16' family room/bedroom 4 with French doors onto the rear garden. To the first floor, there is a cloakroom, open plan lounge/diner and a kitchen. To the second floor, there is a family bathroom, three bedrooms and the main bedroom benefits from an en-suite shower room. Outside, there is an allocated parking space, integral store and an enclosed rear garden with garden room. Call Chambers to arrange your viewing 01329 665700.

Front Door

Entrance Hall

Skimmed ceiling, cupboard, radiator. Doors to:

Skimmed ceiling. Low level WC and wash hand basin. Radiator.

Utility Room/ Bar

9'10" x 8'11"

Converted from the back of the garage which could be converted back. The current owners currently use this space as a utility and bar area which comprises Outside of plumbing for washing machine, space for tumble dryer, tiled flooring and fitted units with worksurface.

Family Room/ Bedroom 4

Double glazed French doors leading to the rear garden and double glazed window to the rear aspect. Skimmed ceiling. Radiator, Karndean flooring.

First Floor Landing

Access to airing cupboard, doors to:

Double glazed obscure window to the front aspect. Smooth ceiling. Low level WC and wash hand basin. Radiator.

Lounge/Dininig Room

16'0" x 9'1"

Twin double glazed window to the rear aspect. Skimmed ceiling. Two radiators.

Dining Room - 3.18mx2.82m

Kitchen

Double glazed window to the front aspect. Smooth ceiling. Matching wall and base units with contrasting worktops. Inset stainless steel sink and drainer. Four ring gas hob with extractor above. Fitted oven/grill. Space for fridge/freezer, dishwasher, orginal boiler located in a wall unit. Wood effect vinyl flooring.

Skimmed ceiling. Loft access via loft part boarded with power and light, Radiator. Doors to:

Bedroom 1

12'4" x 10'11"

Double glazed window to the front aspect. Skimmed ceiling. Built-in wardrobe. Radiator. Door to:

Double glazed obscure window to the front aspect. Skimmed ceiling. Suite comprising; shower cubicle, wash hand basin and low level WC. towel rail.

Bedroom 2

12'5" x 8'9'

Double glazed window to the rear aspect. Skimmed ceiling. Radiator.

Bedroom 3

8'9" x 6'9"

Double glazed window to the rear aspect. Skimmed ceiling. Radiator.

Skimmed ceiling. Suite comprising: bath, low level WC and wash hand basin. Radiator. Part tiled walls. Tile effect vinyl flooring.

There is an area in front of the garage that although is not a parking space our Vendors do park a small vehicle here and there is an allocated parking space opposite the front door.

Integral Garage/Store

Up and over garage door. Power and light. Part has been sectioned off to create an utility/ Bar which can be accessed via the entrance hall.

This beautifully landscaped low maintenance rear garden is laid to patio with further area laid to Astroturf with a garden room and rear gate giving access to visitors parking.

Maintenance Charge

Please be aware there is an estate charge payable annually. We believe the amount payable is in the region of £145 per annum. Please check this with your solicitors once the sale is set up.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax D .. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting https://checker.ofcom.org.uk

The vendor has experienced no flooding issues within the last 5 years and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.















