



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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Stubbington

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Common
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Asking Price £335,000
Freehold



Front Door
Into:

Entrance Hall
Skimmed ceiling, cupboard, radiator. Doors to:

Cloakroom
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 of plumbing for washing machine, space for tumble dryer, tiled flooring and fitted units with worksurface.

Family Room/ Bedroom 4
16'4" x 8'10"
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:

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

Lounge/Dining Room
16'0" x 9'1"
Twin double glazed window to the rear aspect. Skimmed ceiling. Two radiators. Opening to:
Dining Room - 3.18mx2.82m

Kitchen
9'3" x 8'9"
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, original boiler located in a wall unit. Wood effect vinyl flooring.

Second Floor Landing
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:

En-suite
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.

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

Outside
Front
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.

Rear Garden
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.

34 Maud Avenue
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.

