



Titchfield, Fareham, Hampshire, PO15 5EN



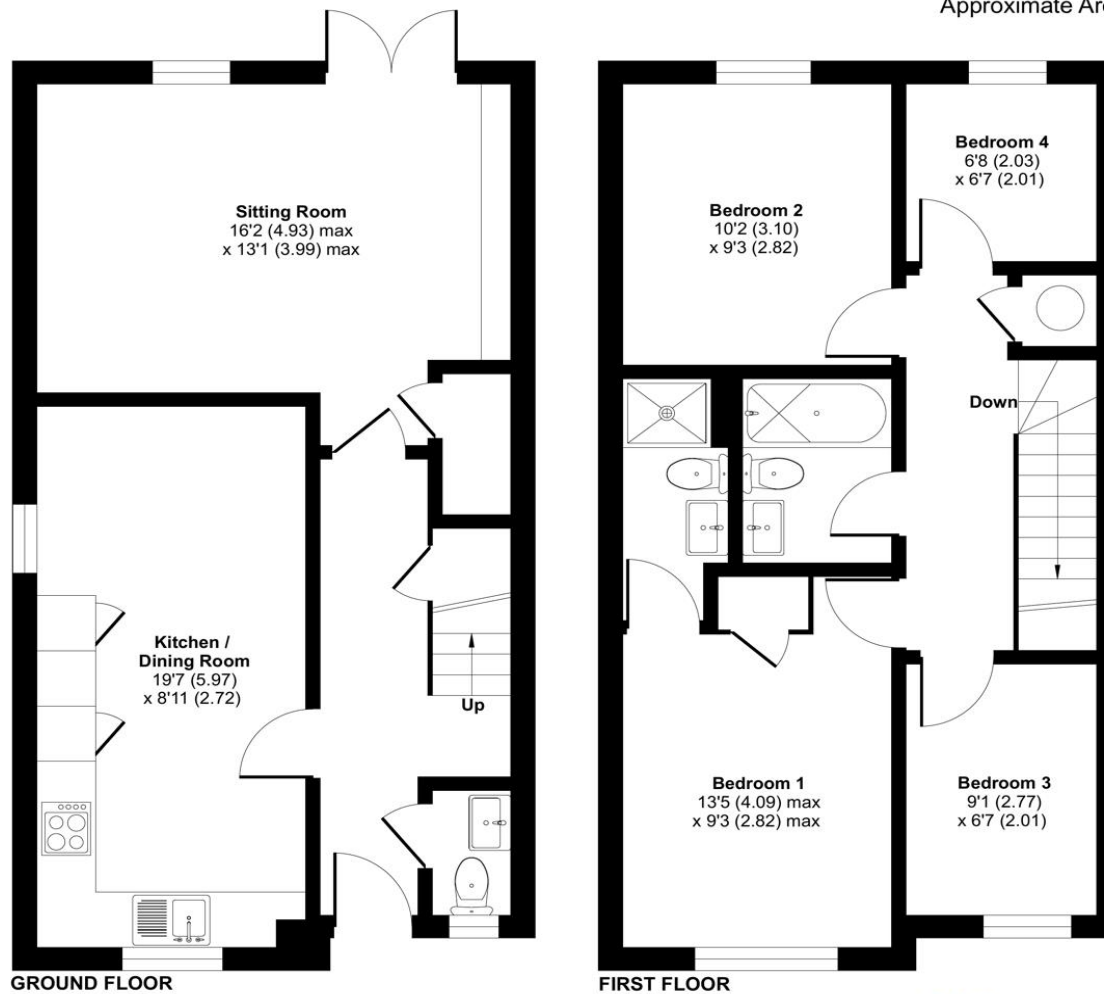
ACCOMMODATION

This contemporary four-bedroom semi-detached home is the epitome of modern living, located in a peaceful residential road. This recently refurbished property offers a harmonious blend of comfort, style, and functionality. The property boasts an aesthetically pleasing, modern design that instantly captures attention. Situated on a generous plot, the house benefits from ample off-road parking, perfect for multiple cars, making it ideal for families. Upon entering the house, you are greeted by a bright and welcoming hallway that leads to a conveniently located cloakroom. The heart of the home is the spacious kitchen/diner at the front, where natural light streams through large windows, creating an inviting atmosphere for family meals and gatherings. At the rear of the house, you will find a comfortable sitting room that provides a tranquil view of the expansive rear garden through glass doors. This space is perfect for relaxation, entertaining guests, or simply enjoying the view of your garden. On the first floor, you will discover four well-proportioned bedrooms, providing ample space for family, guests, or home office needs. The principal bedroom features an ensuite shower room. The family bathroom, equipped with modern fixtures, serves the remaining bedrooms. The jewel of this property is undoubtedly the rear garden; laid to lawn, it offers plenty of space for outdoor activities, gardening, or simply unwinding in the open air. The larger size of the garden allows for creative landscaping, making it a versatile space that can be customised to suit your preferences.



Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1027011



SITUATION

Fareham is a parish and market town in the county of Hampshire, 8 miles south of Bishop's Waltham, 12 miles east of Southampton and about 8 miles distant from Portsmouth which is situated to the southeast. Its station is on the South-Western railway line with links to London and across the south coast. The parish is situated on Fareham Creek, which is located at the northern extremity of Portsmouth Harbour and includes the hamlets of North Fareham, Catisfield, Wallington, and Funtley. There is a very good choice of schooling in the area with the main senior schools being at Cams Hill and Henry Cort, both currently classed as 'Good' by Ofsted, with the majority of Fareham's primary schools being classed as 'outstanding'. Fareham is called Fernham in the Domesday Book, which records that Edward the Confessor assessed the land to the crown at two-thirds its value as compensation for the injuries it was exposed to by the incursions of the Danes.



SPECIFICATION

- Recently refurbished throughout, ensuring a modern and fresh interior
- Efficient heating and insulation systems, enhancing energy efficiency
- Neutral colour schemes and high-quality finishes that complement any décor style
- Convenient location close to schools, parks, shopping centres, and public transportation
- Safe and family-friendly neighbourhood with a strong sense of community

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: D

ASKING PRICE

Asking Price £375,000

TENURE

Freehold