



Offers in Excess of £340,000

Freehold

**1 Goodwood Close,
Titchfield Common, Fareham PO14 4RW**



Quick View

	3 Bedrooms		Garage
	2 Living Room		1 Bathroom
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- A beautifully presented detached home with a garage, off-road parking and no onward chain, this really must go on your ‘to view list’.
- On the ground floor is a beautifully cosy and inviting living room, re-fitted kitchen and a very useful conservatory providing an office, hobby or just relaxation space.
- The first floor provides three bedrooms, which are equally well presented, and a re-fitted bathroom with a contemporary suite.
- The rear garden provides more than enough space for the BBQ, trampoline and even somewhere to sit and put your feet up with something fizzy.
- With parking to the front and an attached garage, parking and storage won’t be an issue.
- Being offered with no onward chain, and move in ready, if you are looking for a speedy purchase, this could well be the one for you.

Description

Being tucked away on this small development in Titchfield Common, just pull straight onto your driveway. Parking won’t be a problem. You could even drive straight into the garage? Pop round the corner to B&M or Dunelm, all the shopping facilities you need so you can get everything needed to make this house your new home.

Enter through the perfectly formed entrance hall, which has stairs leading upwards and a door taking you into the lounge with a double-glazed window looking out to the front and a fireplace being the focal point. There is an under stairs cupboard and glazed French doors leading you into the dining area and kitchen. The kitchen comprises worksurfaces with cupboards and drawers under and matching eye-level units, an inset four-ring electric hob with fume hood over and oven beneath, an inset one-and-a-half bowl acrylic sink and a wall-mounted Ideal combination boiler. French doors lead onto the garden, and a further set of French doors take you into the conservatory, being of brick and glazed construction with further double-glazed doors leading out to the garden.

On the first floor, the landing houses a very useful storage cupboard and there is access to the loft space. The three bedrooms are also freshly decorated and newly carpeted, and the third bedroom has a further built-in wardrobe with hanging and storage space. The modern white bathroom comprises a ‘P’ shaped bath with shower over, vanity basin and W.C. You will find tiling to both the floor and walls.

Outside, the rear garden is laid out in an ‘L’ shape and is in a Westerly-facing direction. Being mainly laid to lawn with a high-level wooden fence panel and brick wall surround, and has gated access to the front. To the immediate side of the property, the parking accesses the detached brick-built garage with an up and over door, power and light connected and a personnel door leading into the rear garden.

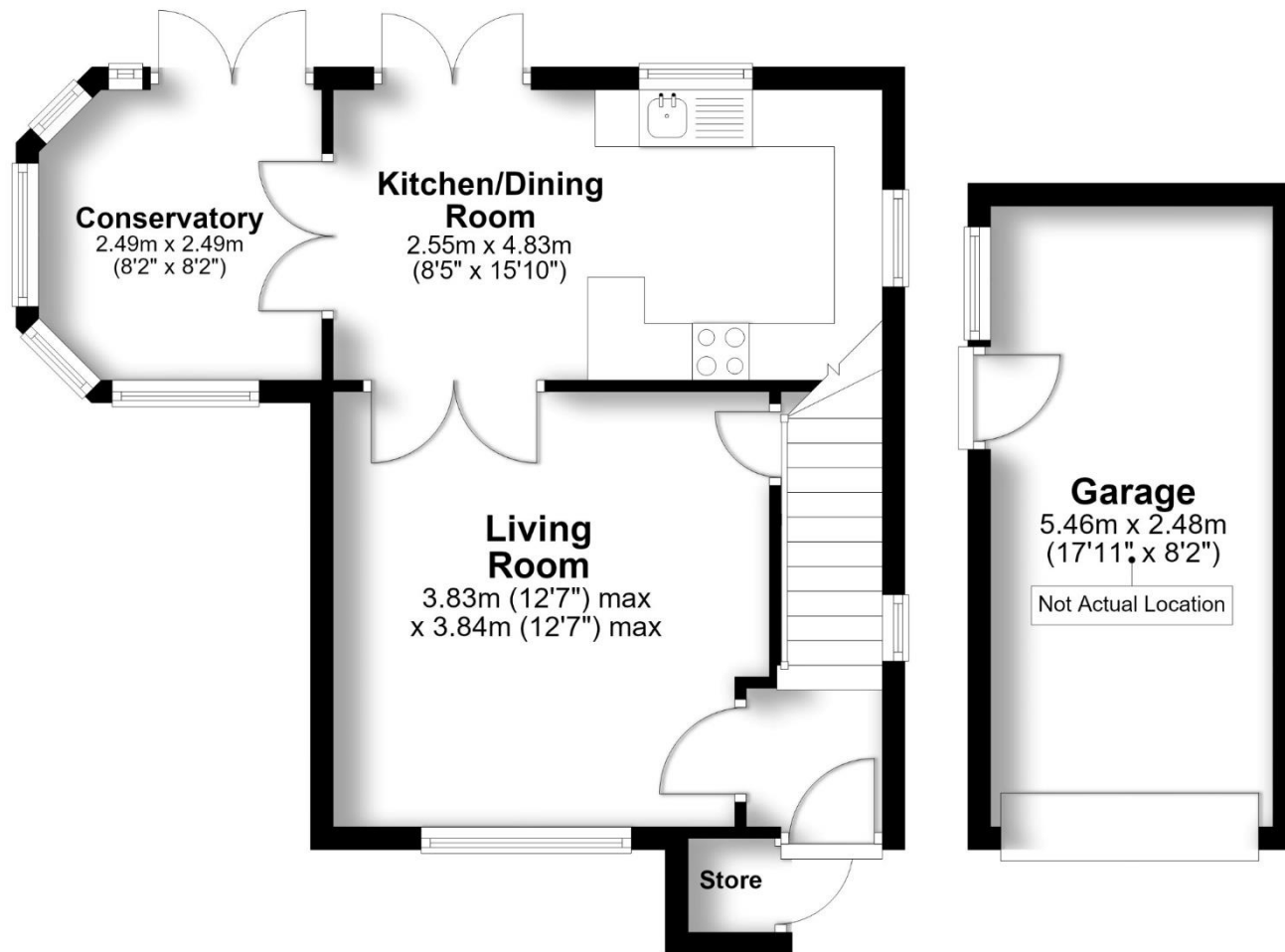
If a move-in-ready detached home is what you are looking for, then contact Robinson Reade where one of our friendly team members will be happy to show you over.

Directions

<https://what3words.com/magazines.hooks.anode>

Ground Floor

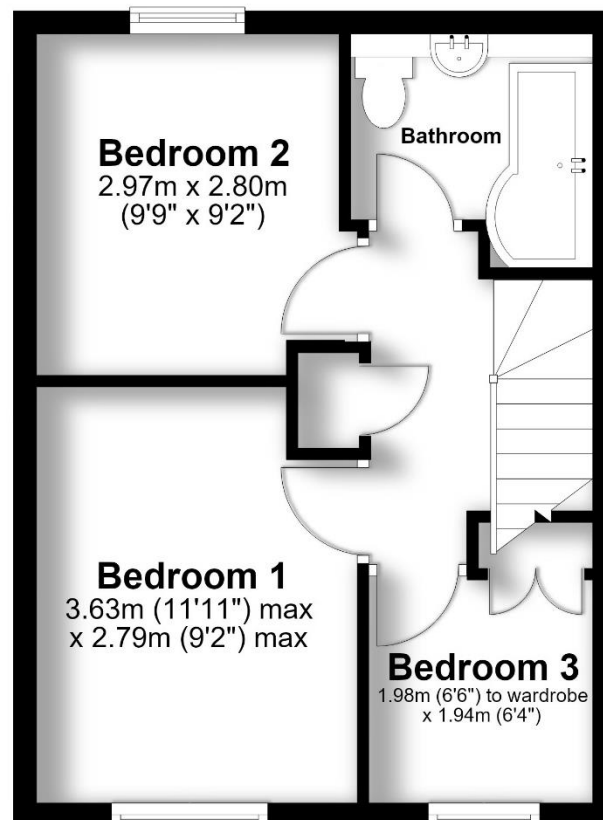
Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 84.0 sq. metres (904.3 sq. feet)

First Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



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Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £36 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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