



4 Orpine Close, Titchfield Park, PO15 5TE

Offers In Excess Of £350,000



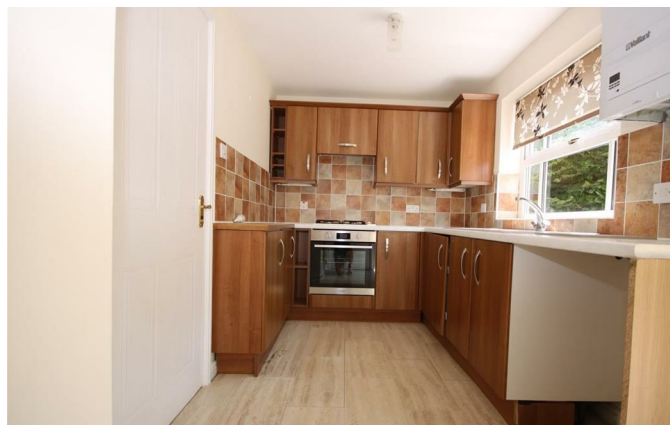
Orpine Close |
Titchfield Park | PO15 5TE
Offers In Excess Of £350,000

W&W are pleased to offer for sale this three bedroom detached family home situated down a private driveway made up of only three houses. Internally, the property boasts three bedrooms, lounge, kitchen, dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a rear & side gardens along with a garage and driveway parking.

Orpine Close is a quiet residential cul-de-sac within the popular Titchfield Park area of Fareham. The property is situated in a well-established neighbourhood, with convenient access to local amenities, schools, green spaces and transport links. The nearby towns of Fareham and Portchester provide a wider range of shopping, leisure and everyday facilities, while the area also offers good road connections towards Southampton, Portsmouth and the wider Hampshire region.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Three bedroom detached family home situated down a private driveway made up of only three houses

No chain ahead

Entrance hall with built in understairs storage cupboard & downstairs cloakroom

Lounge with bay window to the front & centrepiece fireplace

Kitchen with integrated oven, hob & washing machine with space for additional appliances

Dining room with window overlooking the rear garden

Main bedroom benefitting from built in wardrobes & en-suite shower room

Two additional bedrooms with one benefitting from built in storage

Landing with built in storage cupboard

Main bathroom comprising three piece suite

Rear & side gardens laid to lawn with mature shrubbery & rear access

Garage with driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Ground floor
555 sq.ft. (51.6 sq.m.) approx.



1st floor
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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 - D

Tenure - Freehold

Current EPC Rating -D

Potential EPC Rating - B

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