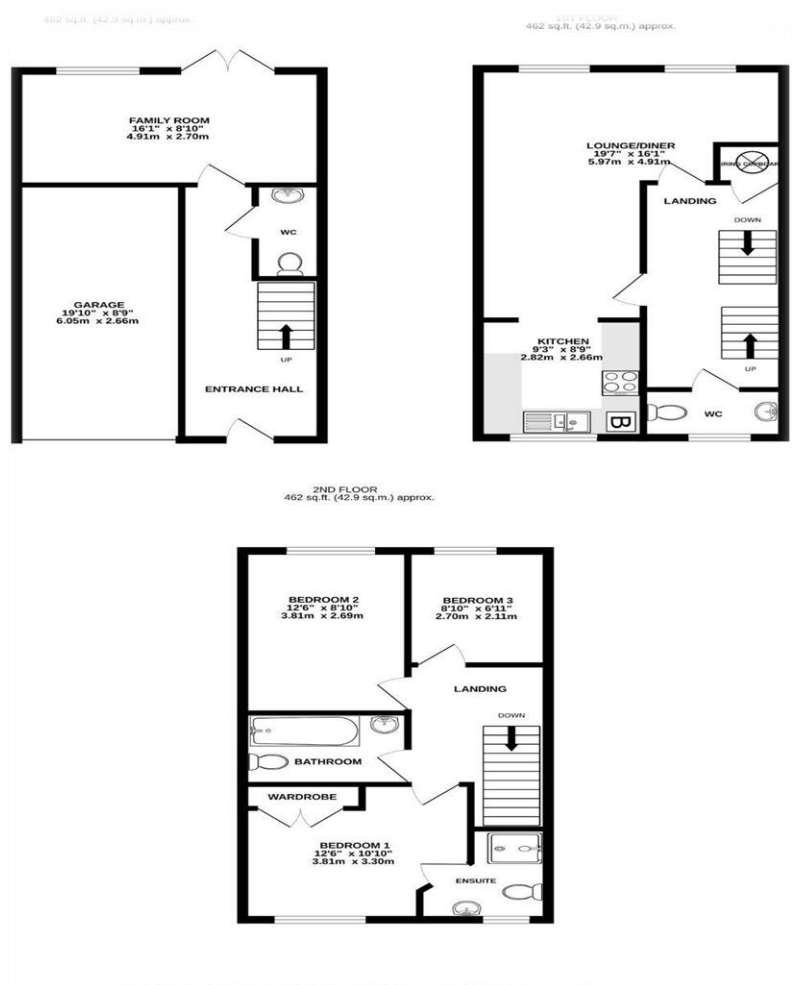




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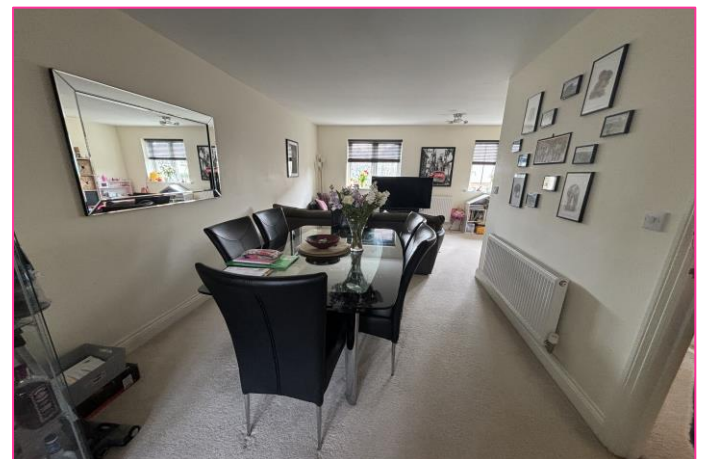


TOTAL FLOOR AREA : 1386 sq.ft. (128.7 sq.m.) approx.

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

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





## 33 Maud Avenue Titchfield Common Fareham PO14 4FR

Offers in Excess of £325,000

This 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, 16' family room/bedroom 4 with French doors onto the rear garden. To the first floor, there is a landing, cloakroom, open plan lounge/diner and a kitchen. To the second floor, there is a landing, family bathroom, three bedrooms and the main bedroom benefits from an en-suite shower room. Outside, there is an allocated parking space, integral garage and an enclosed rear garden. Call Chambers to arrange your viewing 01329 665700.

### Front Door

Into:

### Entrance Hall

Skimmed ceiling. Staircase rising to the first floor with understairs storage cupboard. Radiator. Wood effect flooring.

### Cloakroom

Skimmed ceiling. Low level WC and wash hand basin. Radiator. Tile effect flooring.

### Family Room/Bedroom 4

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

### First Floor Landing

Skimmed ceiling. Staircase rising to the second floor. Airing cupboard, Radiator.

### Cloakroom

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

### Lounge/Dining Room

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

### 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, washing machine and tumble dryer. 'Glow-Worm' boiler located in a wall unit. Wood effect vinyl flooring.

### Second Floor Landing

Skimmed ceiling. Loft access. Radiator. Doors to:

### Bedroom 1

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

### En-suite

Double glazed obscure window to the front aspect. Skimmed ceiling. Suite comprising; shower cubicle, wash hand basin and low level WC. Radiator. Shaver point. Part tiled walls. Tile effect vinyl flooring.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

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

### Outside

### Frontage

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

Up and over garage door. Power and light.

### Rear Garden

The enclosed well-maintained rear garden has an initial Indian sandstone patio with an outside water tap. The remainder of the garden is laid to lawn with bark borders and shrubs.

### Charge

Please be aware there is an estate charge payable annually. The amount payable is TBC by the occupier.

### 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.

### 33 Maud Avenue

Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax D . Energy provider is currently EON. 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.



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[www.chambersestateagency.com](http://www.chambersestateagency.com)

Sewerage (Portsmouth & Southern Water). Council Tax D . Energy provider is currently EON. Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk>