

## £259,999

### 9 Hertsfield, Titchfield Common, PO14 4SE

**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



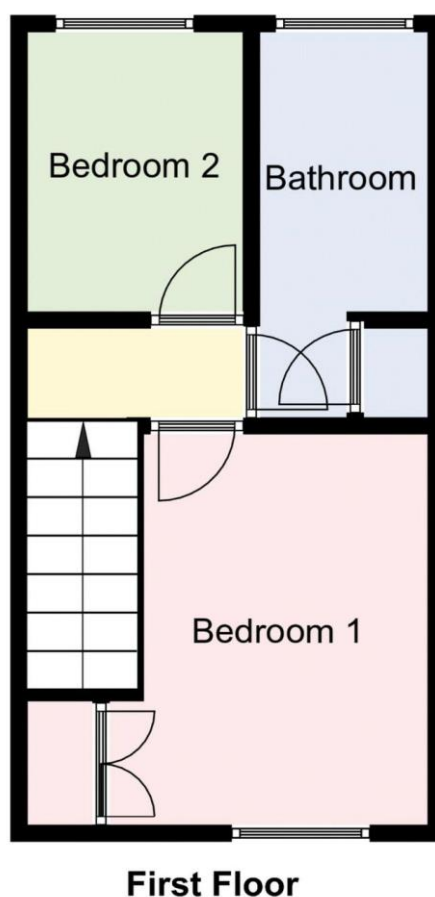
- End of Terrace
- Two Bedroom
- Lounge
- Kitchen
- Conservatory
- Bathroom
- Enclosed Rear Garden
- Parking Bays
- NO ONWARD CHAIN
- Energy Efficiency Rating: E/43

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Property Reference : F2163

Council Tax Band: B

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



## The Accommodation Comprises:-

Front door leading into:-

### Entrance Vestibule:-

door into:-

### Lounge:-

14' 4" x 11' (4.37m x 3.35m)

Window to front elevation, stairs to first floor, Adam-style gas fire place, further window to side.



### Kitchen:-

11' 0" x 7' 11" (3.35m x 2.41m)

Range of base and eye level units with work surfaces with single drainer stainless steel sink unit, recess for gas or electric oven, extractor and plumbing for washing machine, space for electrical appliance.



### Conservatory:-

Enjoying views and accessing the rear garden, units for storage.



### First Floor Landing:-

Window to side, access to loft.

### Bedroom 1:-

11' 1" x 8' 11" (3.38m x 2.72m) Maximum Measurements

Window to front, cupboard over stairs, built-in wardrobe.



## Bedroom 2:-

7' 11" x 6' (2.41m x 1.83m)

Window enjoying views of fields beyond.



## Outside:-

Pathway to the front with shingled area, parking bays, wooden gate gives pedestrian access to the enclosed rear garden with lawns, shrubs and garden shed, further double opening gates to additional parking if so required.



## Bathroom:-

11' 2" x 4' 8" (3.40m x 1.42m)

Close-coupled wc, panelled bath with shower over, rail and curtain, wash hand basin, cupboard containing hot water tank, and slatted shelves.



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