

## £290,000

### Hewett Road, Titchfield, PO14 4JQ

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



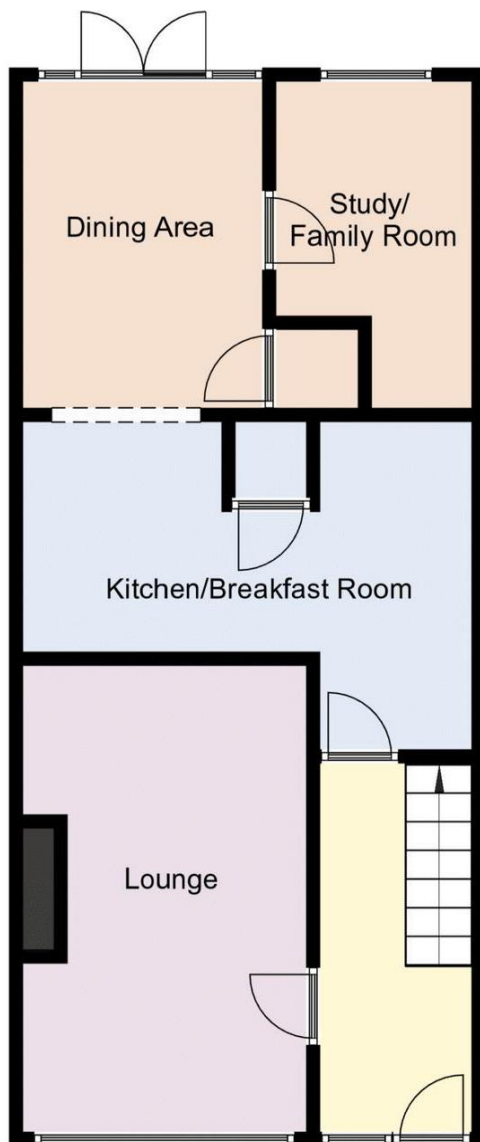
- Extended Three Bedroom Family Home
- Lounge
- Kitchen/Breakfast room
- Dining Area
- Study/Family Room
- Bathroom
- Enclosed Rear Garden with Brick-Built Shed
- Enjoying Some Delightful Views

Awaiting EPC

Property Reference : F2170

Council Tax Band:

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



Ground Floor



First Floor

## The Accommodation Comprises:-

Front door with obscured glazed panel inset with matching panel to side into:-

### Entrance Hall:-

Coving to flat ceiling, stairs to first floor, radiator, under stairs storage cupboard.

### Lounge:-

16' 1" x 10' 1" (4.90m x 3.07m)

Double glazed window to front elevation, coving to textured ceiling, radiator, fireplace, dado rail.



### Kitchen/Breakfast Room:-

15' 7" x 11' 3" (4.75m x 3.43m)

Coving to flat ceiling, range of base and eye level units with roll-top work surfaces, one and a half bowl sink unit with mixer tap, breakfast peninsula bar, space for; oven, fridge and freezer. Airing cupboard with gas central heating boiler, slatted shelves, space and plumbing for washing machine.



### Dining Room:-

11' 2" x 7' 10" (3.40m x 2.39m)

Double glazed French doors with matching panels to side enjoying views and accessing the rear garden, flat ceiling, cupboard with cloak hanging space and shelves.



### Family Room/study:-

11' 2" x 6' 9" (3.40m x 2.06m) Maximum Measurements

Double glazed window to rear elevation, coving to textured ceiling, radiator.



### First Floor Landing:-

Access to loft, coving to flat ceiling, smoke detector.

## Bedroom 1:-

15' x 9' (4.57m x 2.74m) Maximum Measurements

Double glazed window to front elevation, radiator, double opening doors to cupboard.



## Bathroom:-

6' 6" x 5' 2" (1.98m x 1.57m)

Obscured double glazed window to rear elevation, coving to textured ceiling, radiator, white suite comprising; low-level wc, pedestal wash hand basin, panelled bath with shower over, rail and curtain.



## Bedroom 2:-

9' 4" x 9' 0" (2.84m x 2.74m)

Double glazed window to rear elevation, coving to textured ceiling, radiator.



## Outside:-

Front garden laid to lawn with pathway leading to front door, rear garden is enclosed by fence panels and laid mainly to lawn for ease of maintenance with patio area, shrubs to the borders, further patio area, gate giving access to the rear and brick-built shed with door to the rear.

## Bedroom 3:-

11' 9" x 6' 6" (3.58m x 1.98m) Maximum Measurements.

Double glazed window to front elevation, coving to textured ceiling, radiator, over stairs storage cupboard.



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