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Walker &
Waterer

22 Lichfield Road
Titchfield Common PO14 4QN
Asking Price Of £280,000



Well Presented Two Bedroom Semi Detached House

Porch With Two Built In Storage Cupboards & Access Into The Main Front Door

Modern Re-Fitted Kitchen/Breakfast Room Boasting High Gloss Units & Attractive Wood Effect Worktops

Built In Oven/Hob & Space For Washing Machine, Dishwasher & Fridge/Freezer

Spacious Lounge With Centre Piece Log Burner

Dual Aspect Dining Room With Patio Doors Opening Out Onto The Rear Garden

Two Double Bedrooms With The Main Bedroom Benefitting From A Built In Wardrobe

Family Bathroom Comprising Three Piece Suite

Rear Enclosed Garden Laid To Lawn With Circular Paved Patio Area With Mature Trees To The Back Of The Garden

Impressively Sized Tandem Garage

Driveway Parking



Lichfield Road is a quiet cul de sac situated just a few minutes walk from the local convenience store with further shops and amenities close by including Locks Heath, Park Gate & Whiteley, all within 10 minutes. Excellent transport links are easily accessible from the property.

Freehold

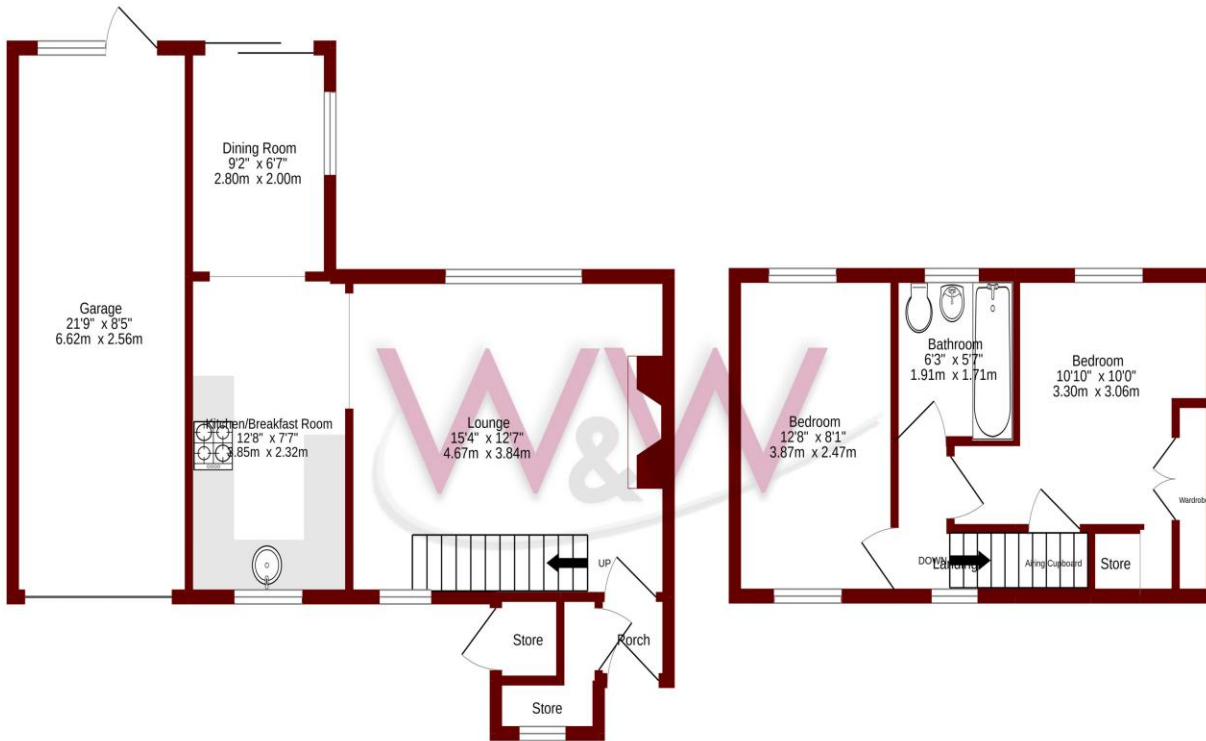
Council Tax Band - **C**

EPC Rating - **D**

01489 577990

Ground floor
565 sq.ft. (52.5 sq.m.) approx.

1st floor
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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01489 577990

20e Bridge Road, Park Gate SO31 7GE

01489 580800

E14 Whiteley Shopping Centre PO15 7PD



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Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.