



**£215,000**  
Freehold

**16 Abshot Road,  
Fareham, Hampshire PO14 4LY**



## Quick View



1 Bedroom



None



1 Living Room



1 bathroom



House



EPC Rating D



Allocated Parking



Council Tax Band B

## Reasons to View

- Freehold and with no service charges to pay this neat one bedroom house certainly offers more living space than many 2 bed flats at the same price point.
- Looking for some outside space? There is a private courtyard garden to the side of the house which you could make into your own little sanctuary.
- The modern fitted kitchen has plenty of storage and is open plan to the dining area so you won't miss out on the fun whilst cooking for friends.
- There's allocated parking in the car park adjacent so you'll have no worries when you arrive home from work trying to find a spot.
- Conveniently situated to transport links makes this the perfect pad for those who need to make the morning commute as stress free as possible.
- 'Wow, that's awesome!' Are sure to be your first words when you see the high vaulted ceiling in the living room, with the bedroom on a mezzanine above.

## Description

We feel this neat one bedroom house represents the perfect first time or investment buy. So often at this price range you're limited to leasehold flats with high service charges but not here, it's freehold and there are no estate charges to pay.

Sliding doors open into a handy porch which is the perfect place for those Amazon deliveries! There is more storage in the cupboard where you will also find the fuse board and meters. When you step into the living room look up, the bedroom is on a mezzanine above you and there is a Velux window letting in light. The gas wall heater kicks out plenty of heat to keep this a very cosy home and there is an understairs storage cupboard housing the hot water cylinder and offering more storage. The kitchen/dining area is open plan and well fitted with cream gloss units with a built-in electric oven and gas hob.

On the first floor you'll find the modern shower room which has a window to the side for natural light and ventilation. The bedroom overlooks the living room, it could potentially be enclosed or the floor extended should you wish.

Outside there is a small enclosed courtyard garden to the side of the property which has outside power. There is an allocated parking in the parking area accessed via St Edmunds Close. The location is very convenient, the Solent Rangers X4 bus stop is just yards from the property for easy access to Southampton or Portsmouth, via the Locks Heath Shopping Centre or Fareham.

Give us a call so we can tell you more about this lovely little home.

## Other Information

This property is currently let, the tenant will require two months notice, and will have need to have vacated prior to exchange of contracts.

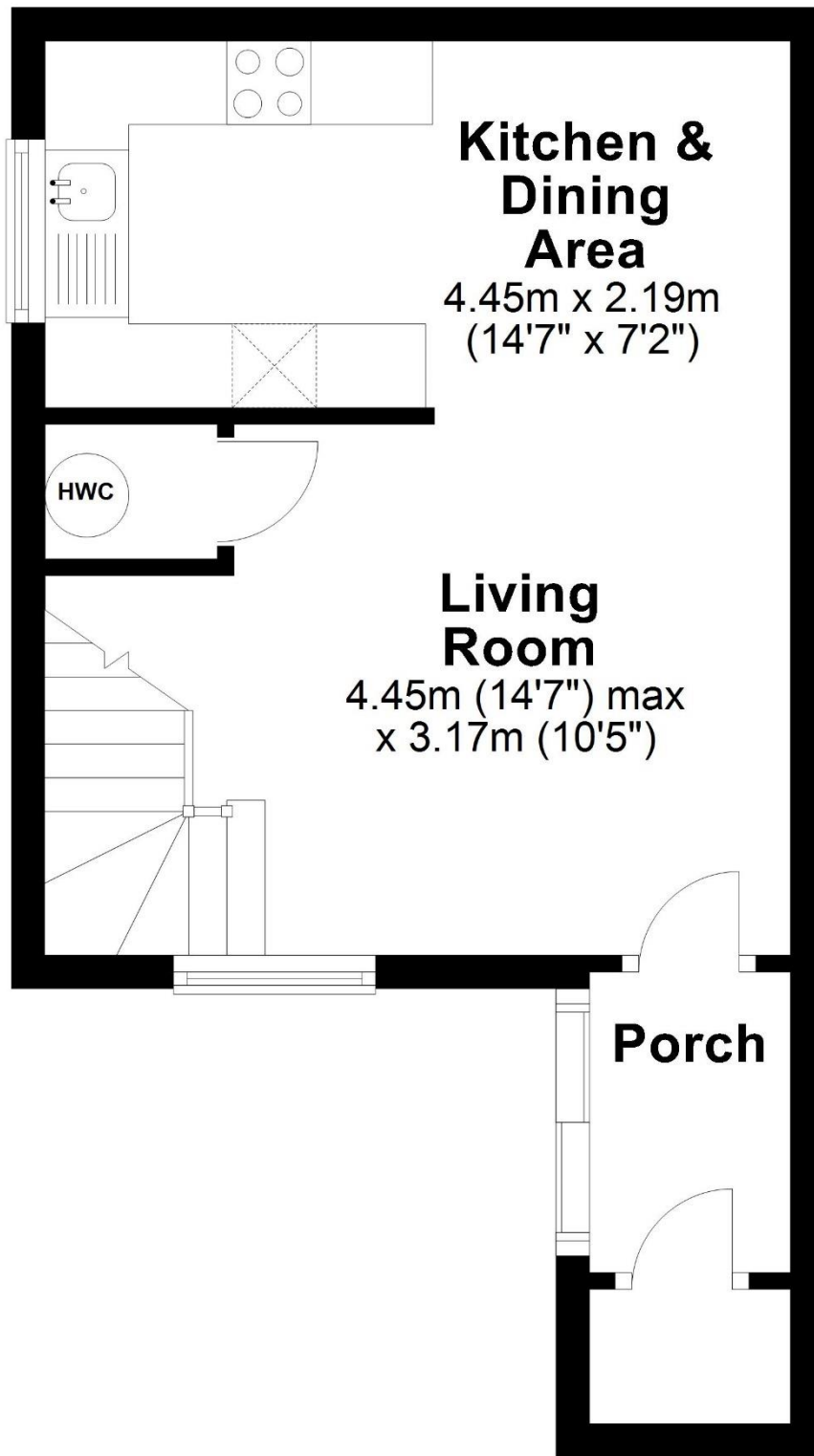
## Directions

<https://what3words.com/harshest.microchip.venue>

Abshot Road, Titchfield Common

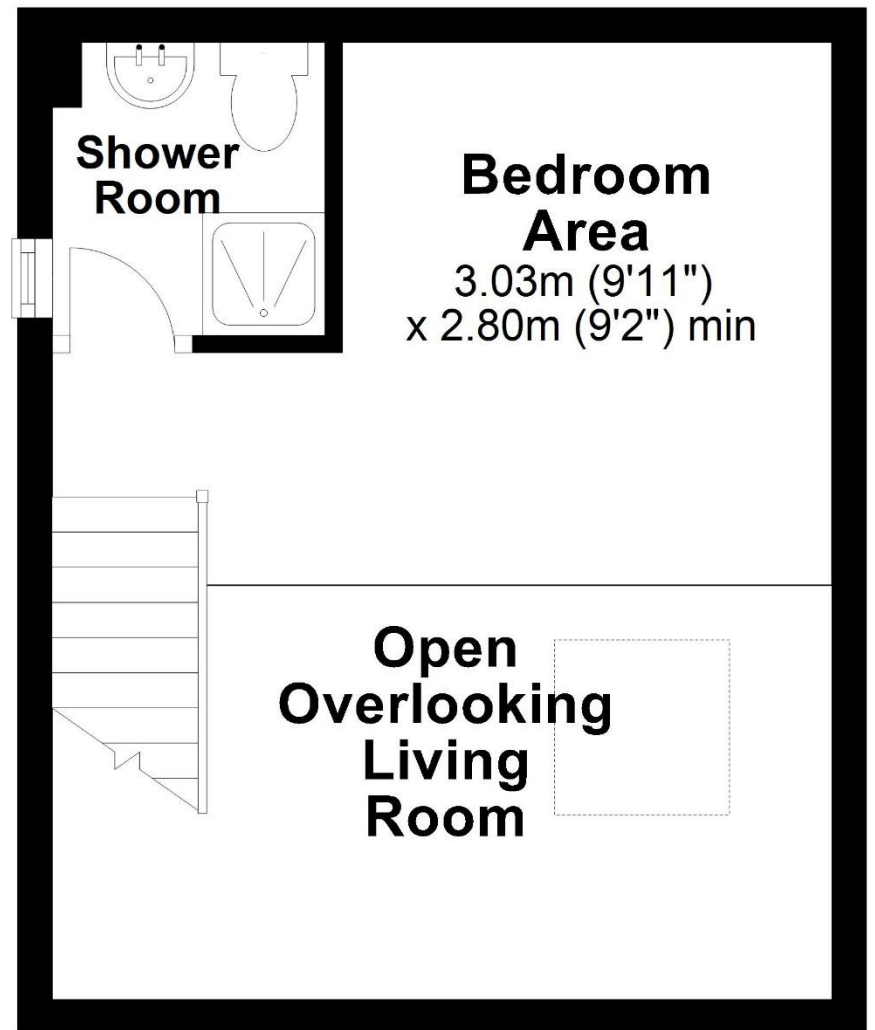
## Ground Floor

Approx. 27.7 sq. metres (298.1 sq. feet)



## First Floor

Approx. 13.5 sq. metres (145.0 sq. feet)



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Total area: approx. 41.2 sq. metres (443.1 sq. feet)



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
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