



**£339,500**  
Freehold

**18 Merryfield, Titchfield Common**  
Fareham, Hampshire PO14 4SF



## Quick View



3 Bedrooms



Garage



1 Living Room



1 Bathroom



Semi-Detached House



EPC Rating C



Driveway Parking



Council Tax Band C

## Reasons to View

- An established three-bedroom semi-detached home that has recently undergone light refurbishment, offering fresh décor throughout and newly laid flooring, giving the property a clean, modern feel.
- The three bedrooms provide flexible accommodation suitable for a growing family, home working, or guest space. Each room benefits from the updated interior, creating bright and comfortable spaces.
- The enclosed rear garden offers a private outdoor retreat, ideal for summer barbecues, play space for children, or simply a peaceful spot to unwind at the end of the day.
- Positioned in the popular residential area of Titchfield Common, this home enjoys excellent access to local shops, well-regarded schools, and nearby leisure facilities.
- There is off-road parking to the front of the property as well as a garage, providing secure storage, workshop potential, or additional parking options — a real benefit for families with teens.
- Offered with no onward chain, this property is perfect for buyers looking for a straightforward, stress-free purchase and the chance to move into a freshly updated home without delay.

## Description

Entering through the composite front door, you arrive in the welcoming hallway with access to the principal ground floor rooms. The freshly redecorated living room offers a comfortable and versatile living space, featuring fitted flooring that enhances the spacious feel, double-glazed patio doors leading you into the garden, stairs to the first floor, a built-in storage cupboard and door to the kitchen. This offers workspace with storage space above and below, a double-glazed window looking onto the garden, a wall-mounted Worcester gas-fired boiler. There is lots of scope for personalisation should the new owners wish to make further enhancements.

Upstairs, you'll find three well-proportioned bedrooms which are newly decorated and fitted with new carpets. The first bedroom has a range of built-in wardrobes, shelving and dressing table. Bedrooms two and three are forward facing and enjoy the same fresh finish that flows throughout the home. The family bathroom, positioned off the landing, comprises a white three-piece suite and houses the airing cupboard and also offers the opportunity for future upgrades if desired.

Outside, the rear garden is mainly laid to lawn with a limestone paved patio area, enclosed for privacy and suitable for children, pets, or gardening enthusiasts. The gated side access leads you to the front driveway providing off-road parking for two or more vehicles. The driveway provides access to the garage which includes power and lighting.

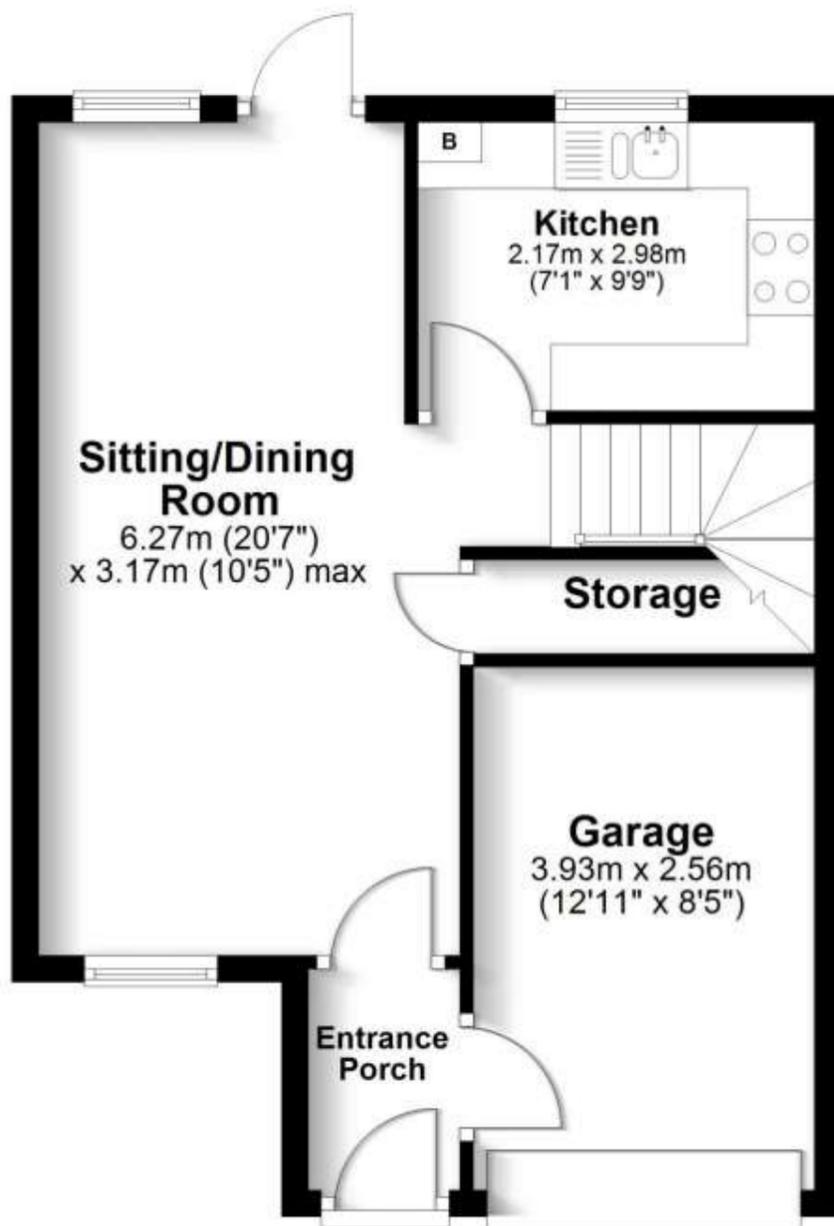
If you're searching for a property that's move-in ready, freshly refurbished, and offered with no onward chain, this home could be the perfect match. With flexible space, a convenient location, off-road parking, and a private garden, it's ideal for first-time buyers, families, or anyone looking for an easy, stress-free purchase.

## Directions

<https://what3words.com/quilt.recliner.songs>

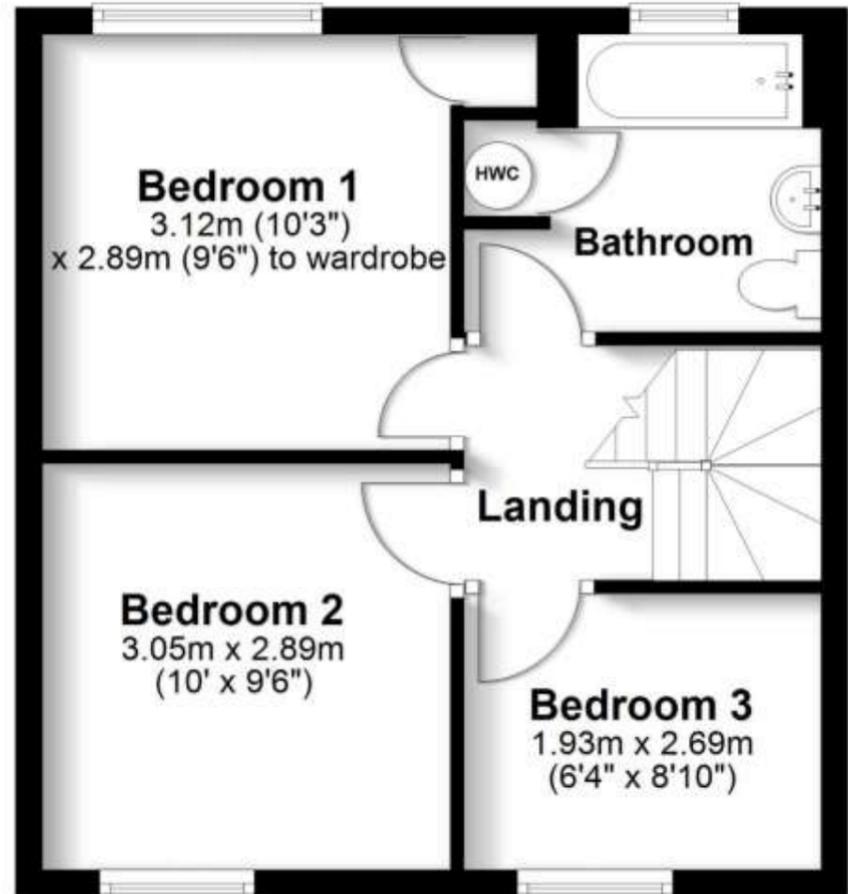
## Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



## First Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



Total area: approx. 75.9 sq. metres (817.1 sq. feet)

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