



£285,000
Freehold

**45 Grevillea Avenue,
Titchfield, Fareham PO15 5LN**



Quick View

	2 Bedrooms		No Garage
	1 Living Room		2 Bathrooms & Cloak
	End of Terrace House		EPC Rating TBC
	2x Allocated Parking Spaces		Council Tax Band C

Reasons to View

- Titchfield village is just over one and a half miles away which is perfect for those walk and roast dinner kind of Sundays at one of the local pubs.
- Free up your weekends and enjoy the sunshine in the super low maintenance south facing garden.
- Fantastic access to both the A27 and the M27, junction 9 is only a mile away for those who still have to commute.
- Certainly, no queues for the bathroom here in the morning, with a downstairs WC, family bathroom and en-suite to bedroom one.
- The smart kitchen has everything you need, from the washing machine and dishwasher to the fridge freezer, oven & hob. No need to budget for the appliances here!
- Quality wood flooring leads through the hallway and into the living room creates a feeling of space.

Description

This smart two-bedroom end terrace home was built in 2007 by Linden Homes and still retains that modern feel with its UPVC double glazing, skimmed ceilings, and neutral décor throughout.

There is an allocated parking space both to the front and the rear of this property, great for when having visitors.

Stepping through the front door, a spacious hallway awaits you, with practical wood flooring leading through to the living room. The downstairs cloakroom, refurbished in 2023, provides space to hang coats and is perfect for when people come to see your new home. The kitchen is fully fitted with a range of integrated appliances, and the combination boiler is concealed within a kitchen unit for a neat finish. The living room has double doors out to the garden, space for a dining room table and a large understairs storage cupboard ideal for hiding the Hoover and ironing board.

Up to the first floor, there are two double bedrooms, both with built-in wardrobes and one with an en-suite shower room, refurbished in 2024. With a family bathroom as well, when friends or family come to stay, they can have their own bathroom.

Outside, the back garden is south-facing and paved. There is also a gate which gives you access to your rear parking space. The handy covered area to the side of the house allows plenty of space to store your bikes and somewhere to store your outdoor furniture in the wintertime.

Other Information

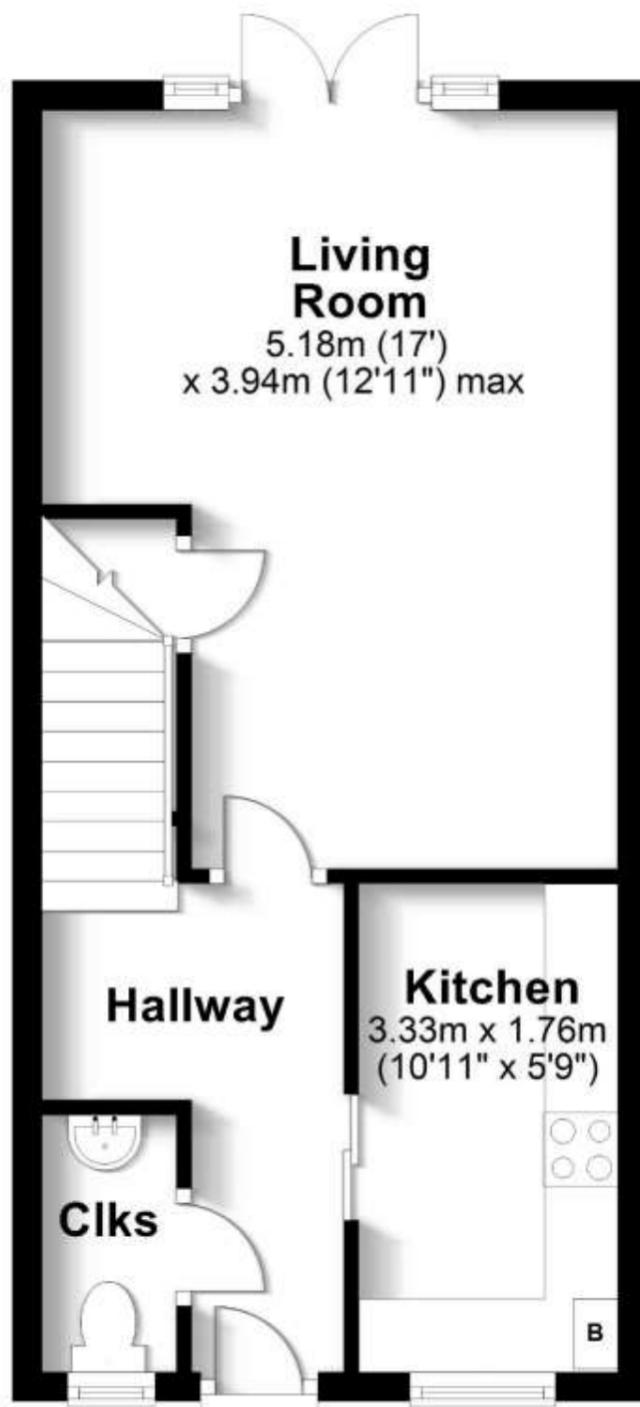
The annual service charge is £448 payable to Anthem Management, the managing agents.

Directions

<https://what3words.com/subjects.wasps.roses>

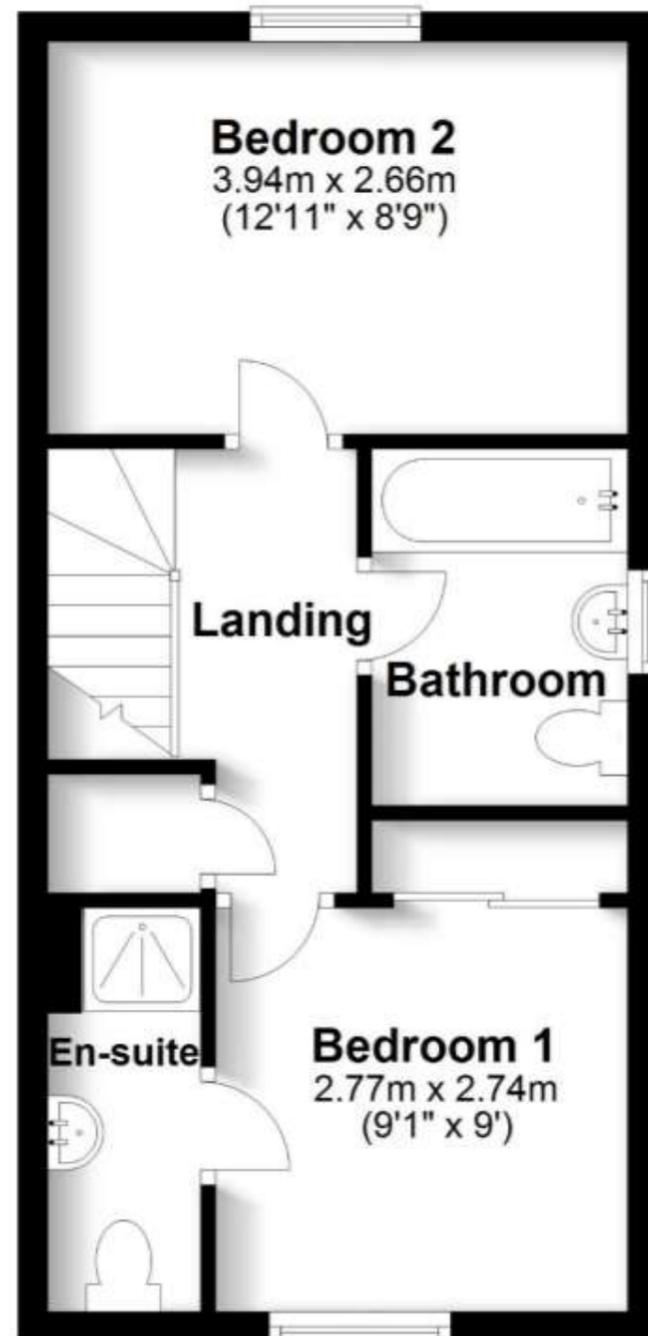
Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



First Floor

Approx. 33.8 sq. metres (363.5 sq. feet)



Total area: approx. 67.6 sq. metres (727.9 sq. feet)

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