



£325,000
Freehold

**11 Maud Avenue,
Fareham, Hampshire PO14 4FR**



Quick View

	3 Bedrooms		None
	2 Living Rooms		2.5 Bathrooms
	Terraced Town House		EPC Rating C
	2 x Allocated Parking Spaces		Council Tax Band D

Reasons to View

- The low maintenance garden is your key to lazy family weekends or the freedom to get out and do something exciting instead.
- There is a loo on every level, with a family bathroom, ensuite and downstairs WC, so there should be no crossed legs in this household.
- Three double bedrooms means there is plenty of space for the whole family to grow.
- Easy access to the A27, this home is in a great spot to be able to commute to Fareham or get onto the M27
- Double doors lead out from the kitchen/dining/family room to the west facing garden, hosting family BBQ's will be a breeze.
- Do you enjoy cosy nights in front of the TV, here you can retreat to the first floor sitting room to wind down after a busy day.

Description

Built in 2010, this three-bedroom town house enjoys a tucked away cul de sac off the main avenue. It's just over a mile walk down to the historic Titchfield Village with its independent shops and a few pubs too. Those with small children will be relieved to note that you have a choice of primary schools, St John's or St Anthony's both within walking distance.

Stepping in through the front door is the hallway with stairs leading to the first floor. Wood effect flooring with inset coir entry mat makes this a practical space to doff coats and shoes. A sizeable cloakroom is located to the front and there is a door into the kitchen. Cream gloss units reflect the light and there is a built in gas hob and electric oven with spaces for the other appliances. It's open plan to the dining/family area which has lots of space for both a table & chairs as well as a sofa. French doors from the family room lead out to the rear garden where you're sure to enjoy entertaining during the summer.

Up to the first floor where you will find the sitting room and bedroom three. Looking out to the front the sitting room has twin Juliet balconies with double doors which you're sure to want to fling open in the warmer weather. Looking out to the rear the third bedroom is a generous double with a built in storage and airing cupboards. Between the two rooms is the family bathroom fitted with a white suite.

The second floor offers two further bedrooms, the master at the front with built in wardrobes and an ensuite shower room and the L-shaped second bedroom to the rear.

To the front of the property are two allocated parking spaces, at the rear the garden enjoys a westerly aspect and is arranged with artificial lawn and a decked patio area. There is rear pedestrian access and a garden shed for storage. Please take a moment to watch our video tour, this is a busy household so we do ask that viewers are in a position to proceed before requesting an in person viewing.

Other Information

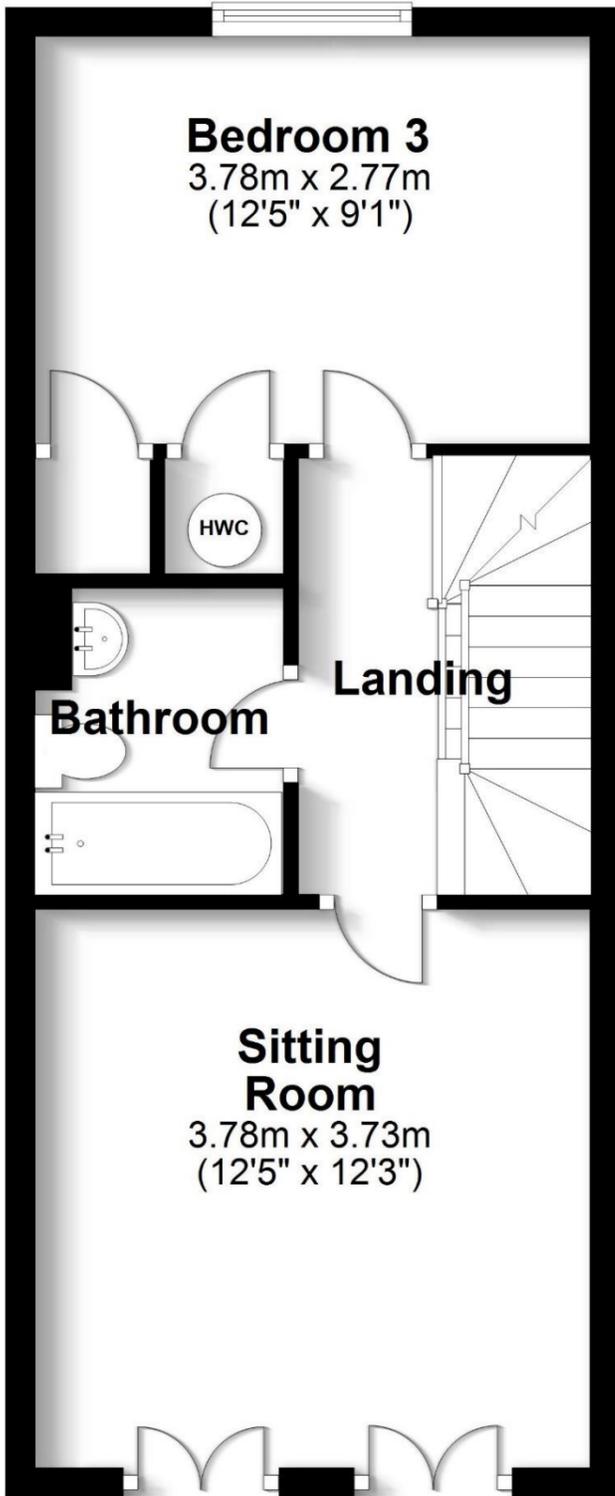
Please note that there is an estate charge payable to Hampshire Property Management Ltd of approx. £145 per year.

Directions

<https://what3words.com/upcoming.obscuring.aura>

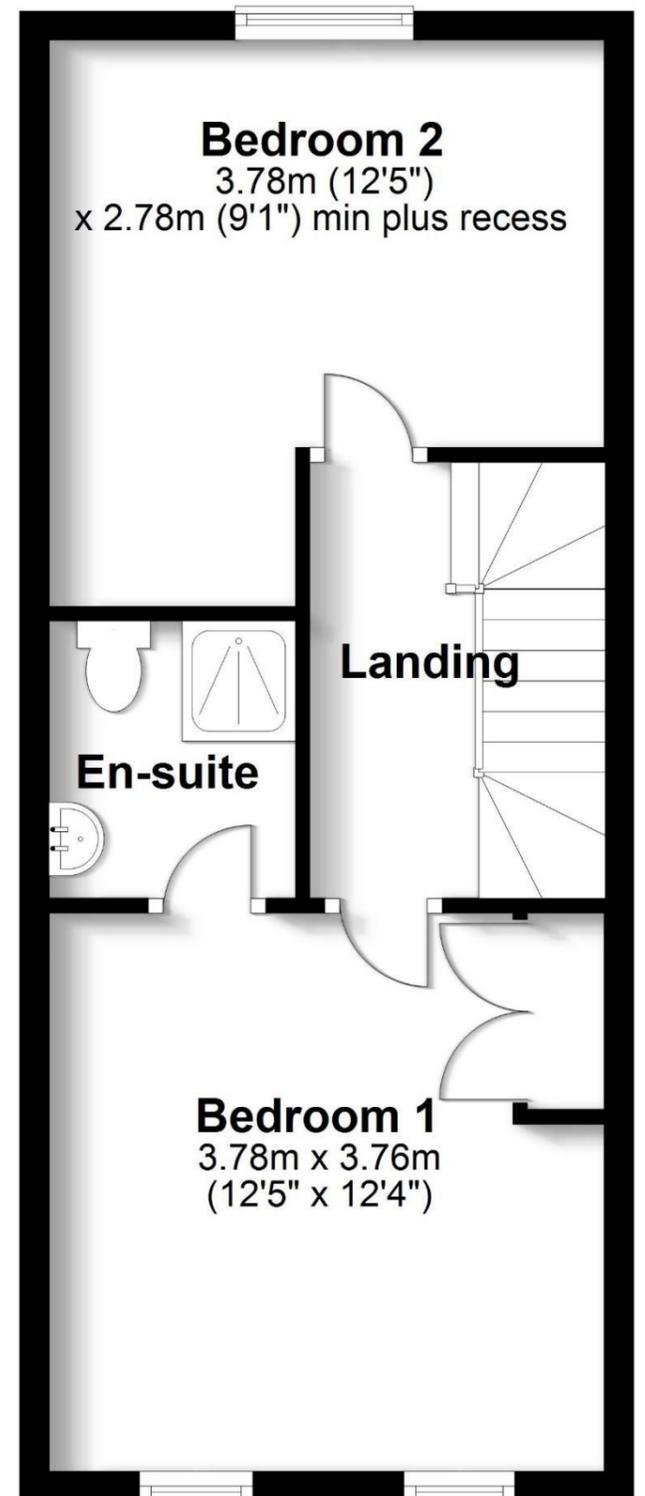
First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



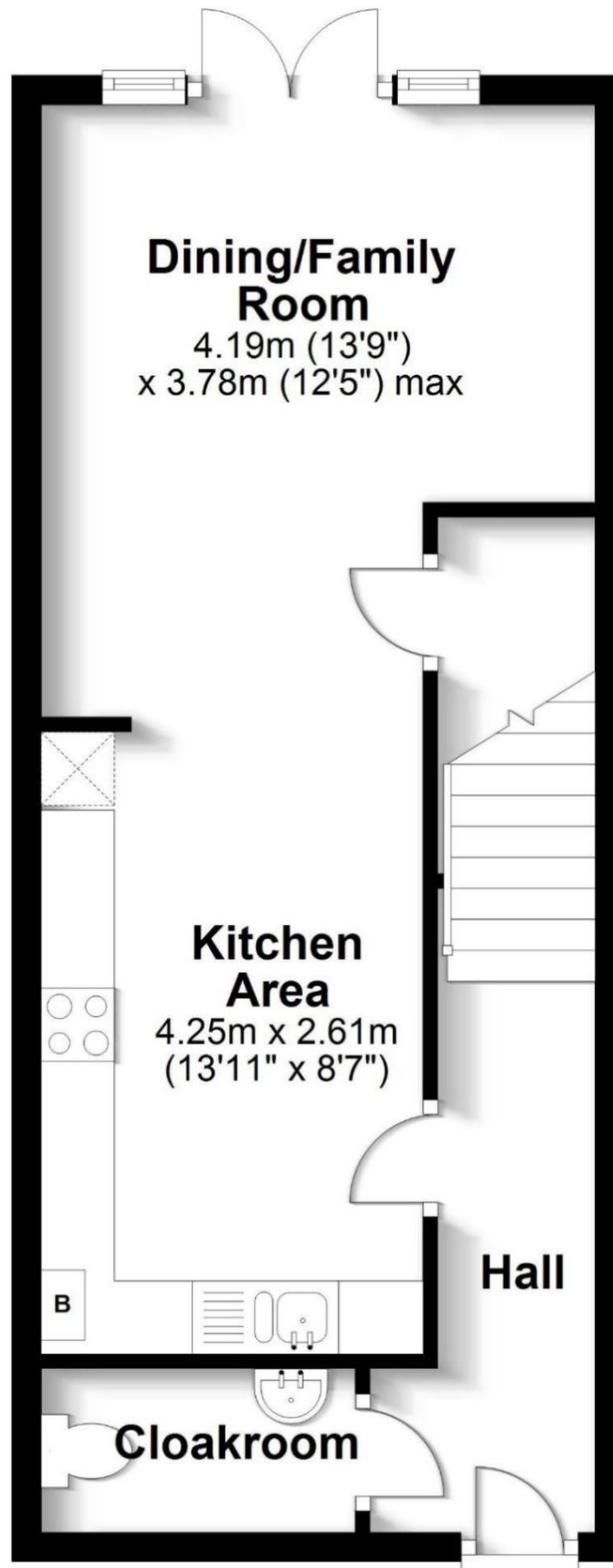
Second Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



Ground Floor

Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 110.3 sq. metres (1187.4 sq. feet)

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