



10 Mollison Rise, Whiteley, PO15 7JX

Asking Price £350,000



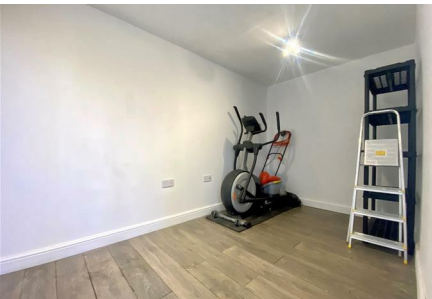


Mollison Rise |  
Whiteley | PO15 7JX  
Asking Price £350,000

W&W are pleased to offer for sale this well presented three bedroom semi detached house. The property boasts three bedrooms, lounge, dining room, modern kitchen, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits a rear landscaped garden, garage currently used as a home office & driveway parking for vehicles.

Mollison Rise provides excellent transport links with the M27 being a 5 minute drive away and busses going to the local secondary school. Whiteley Shopping Centre is just a 20 minute walk providing a variety of shops, eateries and amenities. A little further up the road is the renowned Skylark Golf & Country Club with 18 hole golf course, restaurants, a gym and newly renovated spa.





Well presented three bedroom semi detached house

Enviably positioned overlooking woodlands to the front

No chain ahead

Spacious lounge with feature centrepiece fireplace & under stairs storage cupboard

Modern re-fitted kitchen enjoying attractive wood effect worktops

Integrated appliances include built in oven, microwave, hob, dishwasher & fridge/freezer

Dining room with patio doors opening out onto the rear garden

Downstairs cloakroom comprising two piece white suite

Main bedroom boasting built in wardrobe & en-suite shower room

Two additional bedrooms with one benefitting from built in wardrobes

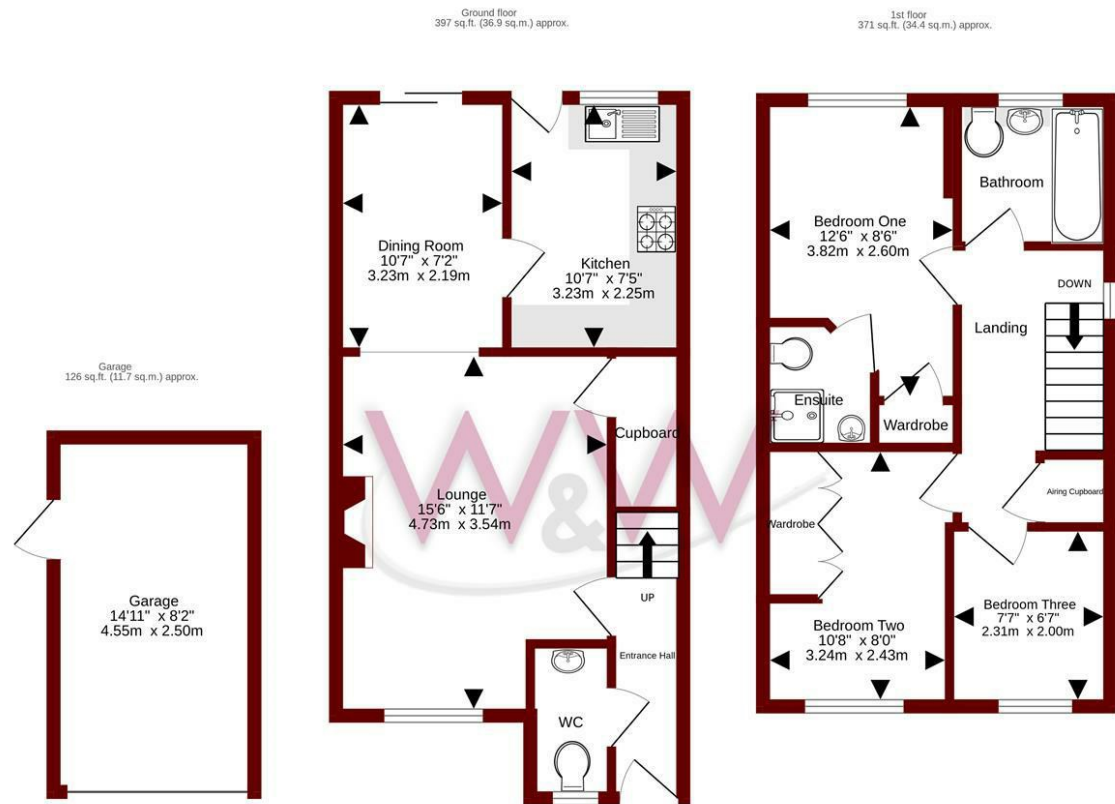
Modern family bathroom comprising three piece white suite

Rear 40'ft landscaped garden majority laid to lawn with paved patio & decked sun terrace

Garage currently used as a home office/utility space with plumbing for appliances

Driveway parking for multiple vehicles





TOTAL FLOOR AREA : 893 sq.ft. (83.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk