



126 Thyme Avenue, Whiteley, PO15 7GF

**Guide Price £360,000**



Thyme Avenue |  
Whiteley | PO15 7GF  
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W&W are delighted to offer for sale this well presented three bedroom link detached house presented to the market to the first time since built. The property boasts three bedrooms, two en-suites, lounge, kitchen/dining room, cloakroom & family bathroom. The property also enjoys a rear garden, garage & driveway parking.

Thyme Avenue is situated just a short stroll to Whiteley Shopping Centre & Meadowside Leisure Centre, providing a variety of shops & eateries as well as gym & cinema. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk.





Well presented three bedroom link detached home

First time to the market in over 20 years

Lounge with centrepiece fireplace & understairs storage cupboard

Kitchen/dining room boasting built in oven/hob, dishwasher, fridge/freezer & washing machine

Main bedroom with twin windows to the front, built in wardrobes & en-suite shower room

Guest bedroom also benefitting from built in wardrobes & en-suite shower room

Third bedroom benefitting from built in wardrobes

Family bathroom comprising three piece suite

Replacement '2023' windows to the lounge & main bedroom

Landscaped garden with paved patio, area laid to lawn with mature shrubbery & side access

Garage & driveway parking

Estate management charge approx. £223.14 PA

Walking distance to Whiteley shopping centre & Meadowside

### **ADDITIONAL INFORMATION**

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

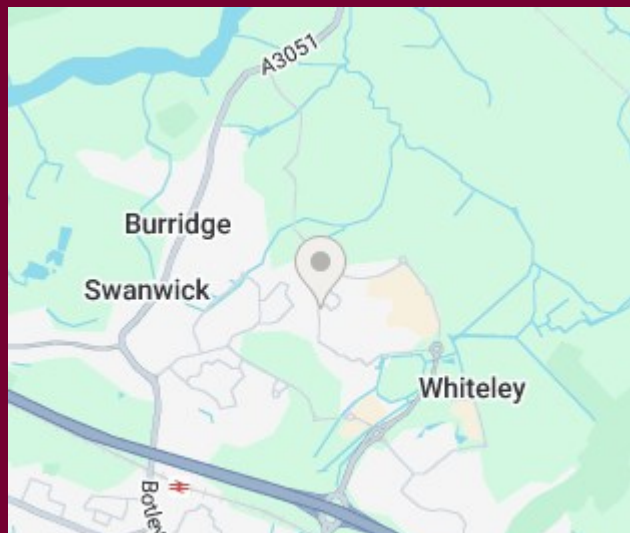
Sewerage - Mains

Heating - Gas central heating with '2023' replacement glow worm boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT and is connected via FTTC

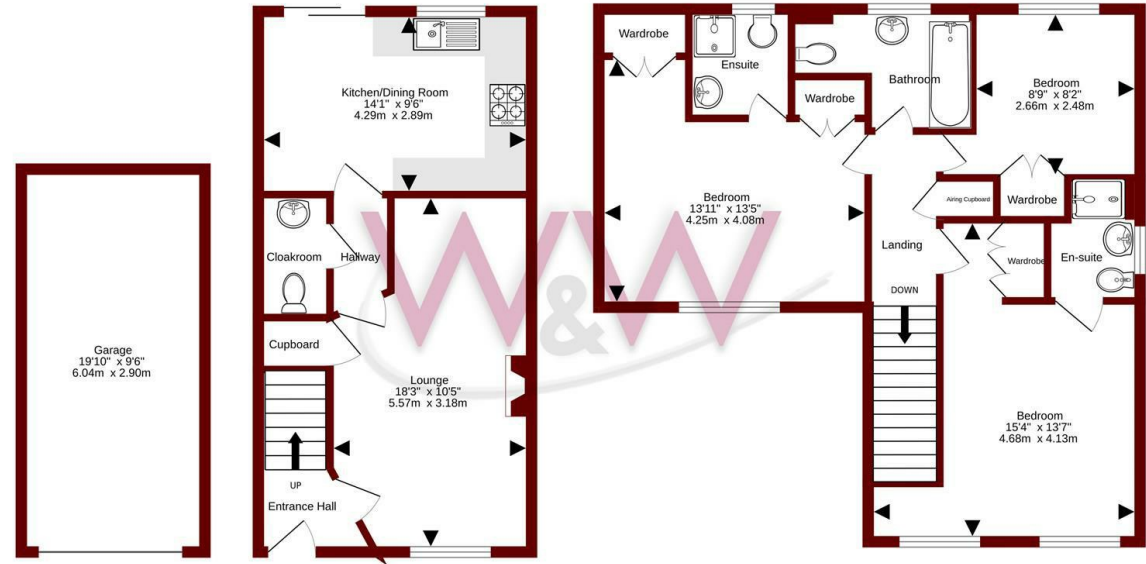
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
581 sq.ft. (54.0 sq.m.) approx.

1st floor  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1182 sq.ft. (109.8 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			88
(81-91) B		76	
(69-80) C			
(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 - £2131.40 Per Annum

Tenure - Freehold

Current EPC Rating - BCB

Potential EPC Rating - TBC

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