



2 Mustang Avenue, Whiteley, PO15 7EL

Asking Price £350,000



Mustang Avenue |
Whiteley | PO15 7EL
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W&W are delighted to offer for sale this well presented & improved two bedroom link detached home in an enviable location overlooking woodland. The property enjoys two bedrooms, lounge, modern kitchen/dining room, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Mustang Avenue is situated just 0.2 miles away from Whiteley Primary School alongside the local Co Op. Further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station being approximately 10 minute walk away, 15 mins to Southampton Airport with Direct line to Gatwick Airport/Waterloo Station and easy access to the A27 & M27





Extremely well presented & improved two bedroom link detached home

Beautifully located overlooking views of woodland to the front

Lounge with understairs storage cupboard & attractive wood effect laminate flooring

Modern '2022' re-fitted kitchen/dining room boasting attractive units/worktops

Integrated appliances include oven, hob, dishwasher & single fridge

Main bedroom enjoying twin windows to the front overlooking woodlands, built in wardrobes & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite & attractive wall tiling

Additional guest bedroom benefitting from built in wardrobes

Modern re-fitted family bathroom comprising three piece white suite & attractive wall to ceiling tiling

Rear landscaped garden majority laid to lawn with patio area, decked sun terrace, display flower/shrubbery & feature freshwater pond

'In our opinion' we feel that the garden is of a good size being in excess of 40ft

Garage with power & lighting

Driveway parking for vehicles

Walking distance to local shops, schools & further amenities

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

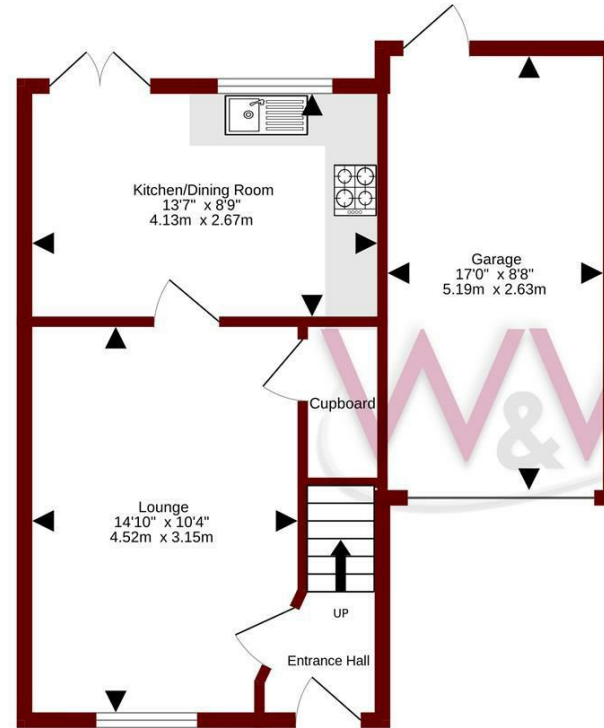
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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

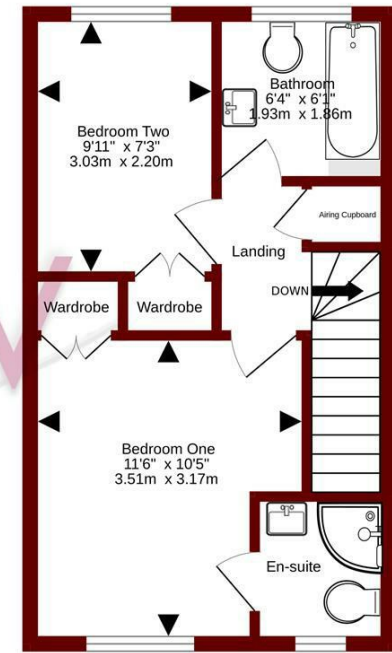
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
472 sq.ft. (43.9 sq.m.) approx.



1st floor
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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			
(69-80) C		68	
(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 - C - £1834.14 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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