



7 Sheridan Gardens, Whiteley, PO15 7DY

Asking Price £450,000



Sheridan Gardens |
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W&W are delighted to offer for sale this extremely well presented three bedroom detached home situated down a private road made up of only six houses. The property boasts three bedrooms, lounge, dining room, kitchen, conservatory, modern cloakroom, modern ensuite shower room to the main bedroom & modern family bathroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Sheridan Gardens is a highly sought after cul de sac. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley Primary School/Cornerstone Primary School are also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College. The property is also within walking distance to Whiteley Shopping Centre & local amenities.





Well presented three bedroom detached home

Situated down a private driveway made up of only six houses

Entrance hall enjoying attractive wood effect laminate flooring flowing into the lounge

Lounge with walk in bay window, centrepiece fireplace & patio doors opening into the conservatory

Conservatory with double doors opening out onto the rear garden

Kitchen boasting built in oven, hob, fridge/freezer, space for additional appliances & mosaic style flooring

Dining room with window overlooking the garden

Modern re-fitted downstairs cloakroom enjoying mosaic style flooring & attractive marble effect wall tiling

Main bedroom benefitting from built in wardrobes & en-suite

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

Two additional bedrooms

Dual aspect modern re-fitted family bathroom comprising three piece white suite & attractive marble effect wall/floor tiling

Landscaped garden majority laid to artificial lawn, decked sun terrace with pergola above, mature shrubbery/display flowers, feature pond, rear & side access as well as outside power sockets

Garage with lighting

Driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

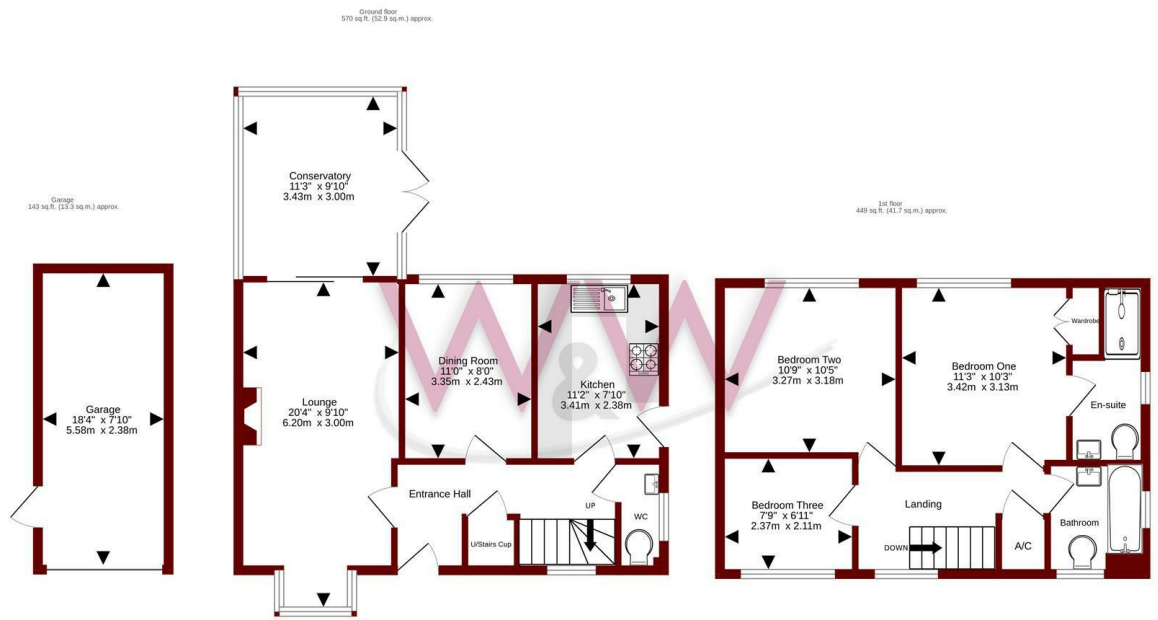
Sewerage - Mains

Heating - Gas central heating with replacement Vaillant boiler

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

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/>



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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			
(81-91) B			86
(69-80) C		74	
(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 - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre
 Whiteley Way
 Whiteley
 Hants
 PO15 7PD
 01489 580800
 whiteley@walkerwaterer.co.uk
 www.walkerwaterer.co.uk