



27 Rosemary Gardens, Whiteley, PO15 7HD

Asking Price £315,000



Rosemary Gardens |  
Whiteley | PO15 7HD  
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W&W are delighted to offer for sale this well presented two bedroom end of terraced home situated in an ideal location overlooking Meadowside to the front. The property boasts two bedrooms, lounge, modern kitchen/dining room, bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & parking.

Rosemary Gardens is a sought after cul de sac just a short stroll to Whiteley Shopping Centre providing a variety of shops, eateries and amenities. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station. The property is also within walking distance of two local primary schools.





Well presented two bedroom end of terraced home

Situated in an idyllic location overlooking meadows to the front

Spacious lounge with window to the front overlooking greenery

Modern kitchen/dining room with patio doors opening out onto the rear garden & built in understairs storage cupboard

Integrated appliances include oven, hob, fridge/freezer & space for washing machine

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

Guest bedroom also benefitting from built in wardrobes

Family bathroom comprising three piece suite

Rear southerly facing garden majority laid to lawn with decked sun terrace & side access

Garage & driveway parking

Walking distance to local shops, schools & further amenities

New air vents, gutter poles ,front door & fascia's

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

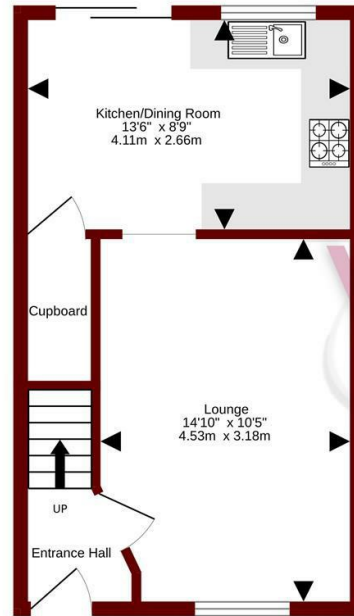
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media & is connected via Cable

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

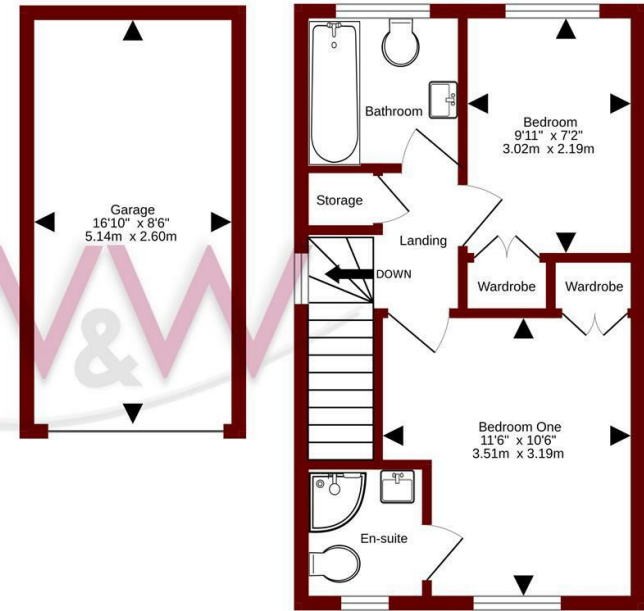
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
469 sq.ft. (43.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 792 sq.ft. (73.6 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			89
(81-91) B			
(69-80) C		71	
(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 - £1890 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

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