



163 Bluebell Way, Whiteley, PO15 7PZ

Asking Price £320,000



Bluebell Way |

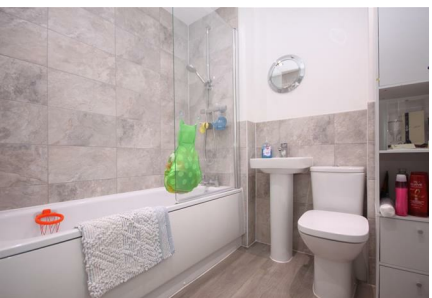
Whiteley | PO15 7PZ

Asking Price £320,000

W&W are delighted to offer for sale this '2021' built semi detached house. The property boasts two double bedrooms, modern kitchen, lounge/dining room, downstairs cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & allocated parking.

Bluebell Way is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a few minutes away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. The property is also within walking distance of the local Cornerstone Primary School.





'2021' Built two double bedroom semi detached home

Entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen & downstairs cloakroom

Modern kitchen boasting built in oven/hob with space for additional appliances

Spacious lounge/dining room with built in understairs storage cupboard & double doors opening out onto the garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from modern en-suite shower room

Additional guest bedroom benefitting from twin windows & built in wardrobes

Modern family bathroom comprising three piece white suite & attractive wall tiling

Rear enclosed westerly facing landscaped garden laid to lawn, decked sun terrace, paved patio area, shed to remain & side access

7 Years remaining on the NHBC guarantee

Allocated parking for two vehicles

Estate management charge TBC

### **ADDITIONAL INFORMATION**

Property construction - Timber framed

Electricity supply - Mains

Water supply - Mains

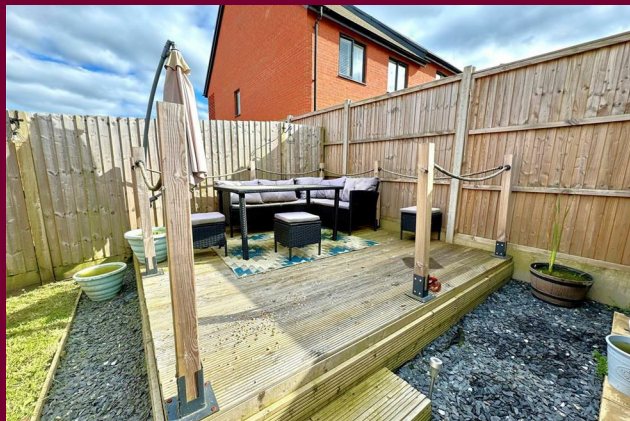
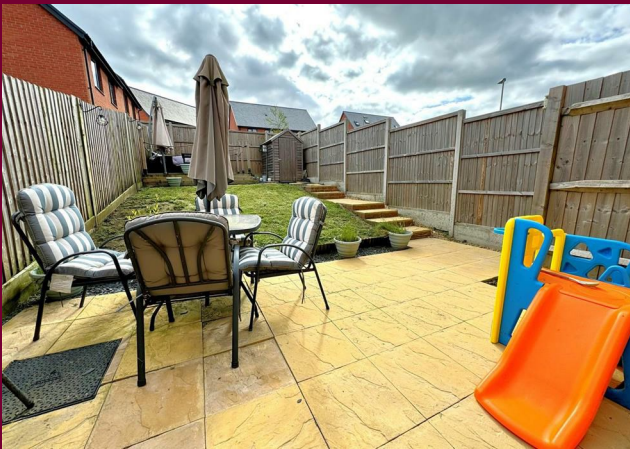
Sewerage - Mains

Heating - Gas central heating

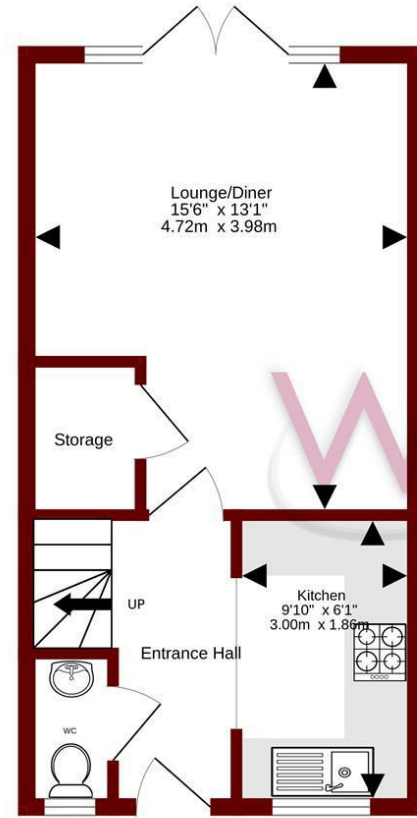
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by See The Light

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

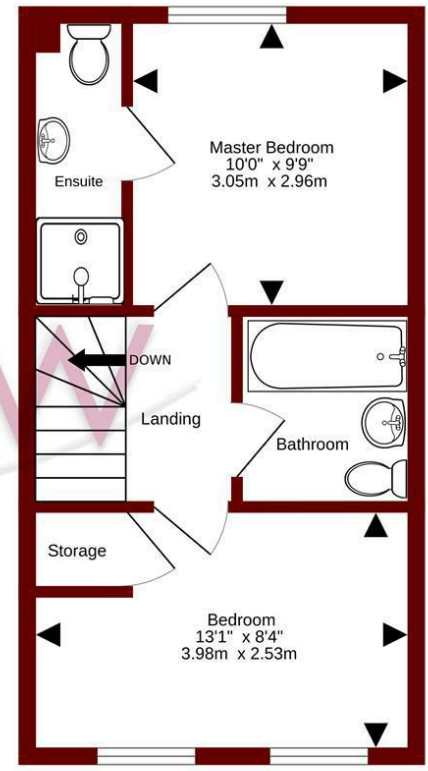
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
332 sq.ft. (30.8 sq.m.) approx.



1st Floor  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 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			98
(92 plus) A		84	
(81-91) B			
(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 - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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