



19 Cobham Grove, Whiteley, PO15 7JQ

Asking Price £375,000



Cobham Grove |
Whiteley | PO15 7JQ
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W&W are delighted to offer for sale this well presented three bedroom end of terraced home situated in the highly requested 'Leafy Lane' location in Whiteley. The property boasts three bedrooms, lounge/dining room, kitchen, conservatory & modern family bathroom. The property also enjoys a beautifully landscaped rear garden, garage & driveway parking for multiple vehicles.

Cobham Grove is a quiet cul de sac in the highly sought after 'Leafy Lane' location of Whiteley. Skylark Golf & Country Club with 18 hole course is just a short stroll away, renowned restaurant & bar as well as a newly refurbished gym & spa. Whiteley shopping centre providing a variety of shops and eateries is around a 25 minute walk with shortcuts through woodland and around the picturesque duck ponds.





Well presented three bedroom end of terraced 'David Wilson' home

Spacious lounge with walk in bay window

Kitchen boasting built in oven/hob with space for additional appliances

Impressively sized 14'7ft conservatory with door opening out onto the rear garden & radiator providing all year round use

Main bedroom benefitting from built in sliding wardrobes

Two additional double bedrooms with one benefitting from built in wardrobes

Modern re-fitted family bathroom comprising three piece suite & attractive tiling

Beautifully landscaped rear garden majority laid to artificial lawn, paved patio area & side access

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with combination boiler

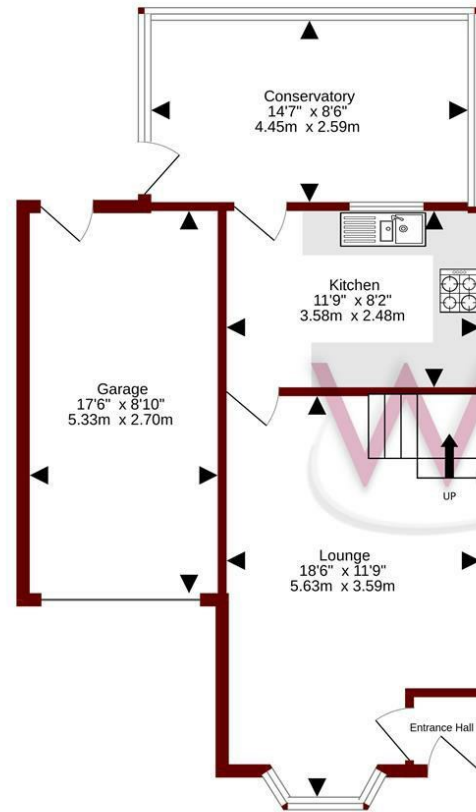
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media & is connected via Fibreoptic cable

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

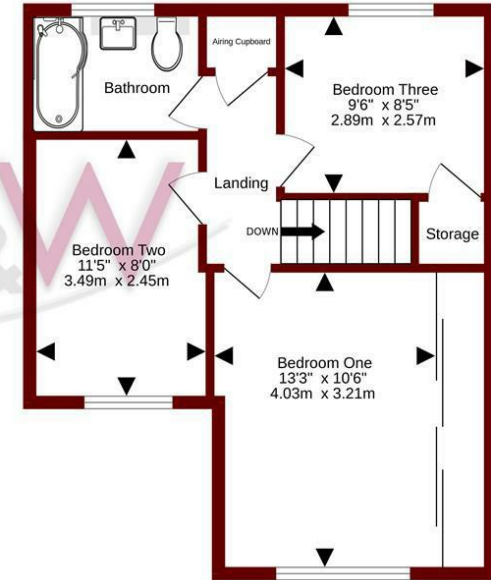
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
582 sq.ft. (54.1 sq.m.) approx.



1st floor
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 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 | | | 87 |
| (69-80) C | | 72 | |
| (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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

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