



14 Cobham Grove, Whiteley, PO15 7JQ

Asking Price £387,000



Cobham Grove |
Whiteley | PO15 7JQ
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W&W are delighted to offer for sale this well presented three double bedroom house. The property boasts three double bedrooms, spacious lounge, modern kitchen/dining room, impressively sized conservatory & modern re-fitted shower room. The property also benefits from a westerly facing rear landscaped garden, garage & driveway parking for up to three vehicles.

Cobham Grove is a quiet cul de sac in the highly sought after 'Leafy Lane' location of Whiteley. Skylark Golf & Country Club is just a stones throw away with 18 hole course, 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 Double Bedroom House

Vastly Improved Throughout

Spacious Lounge With Walk In Bay Window To The Front

Modern Fitted Kitchen Bosting Granite Worktops & Attractive Units

Integrated Appliances Include Double Oven, Induction Hob, Fridge/Freezer & Dishwasher

Impressively Sized Conservatory Enjoying Double Doors Opening Out Onto The Rear Garden & 2018 Installed Cosy Roof

Stunning Oakwood Staircase with Glass Balustrade

Main Bedroom Benefitting From Twin Windows & Built In Mirrored Sliding Wardrobes

Two Additional Double Bedrooms With One Benefitting From Built in Storage

'2022' Modern Re-Fitted Shower Room Comprising Three Piece White Suite, Low Profile Double Shower Cubicle Tray & Attractive Wall/Floor Tiling

Replacement Oakwood Internal Doors Throughout

Replacement Carpets To The Lounge, Stairs, Landing & All Three Bedrooms

Westerly Facing Rear Landscaped Garden Majority Laid To Artificial Lawn With Paved Patio, Decked Sun Terrace To The Rear With Wooden Pergola Above Enjoying Power & Lighting

' In Our Opinion' The Garden Offers Privacy Backing Onto Greenery

Garage & Driveway Parking For Three Vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

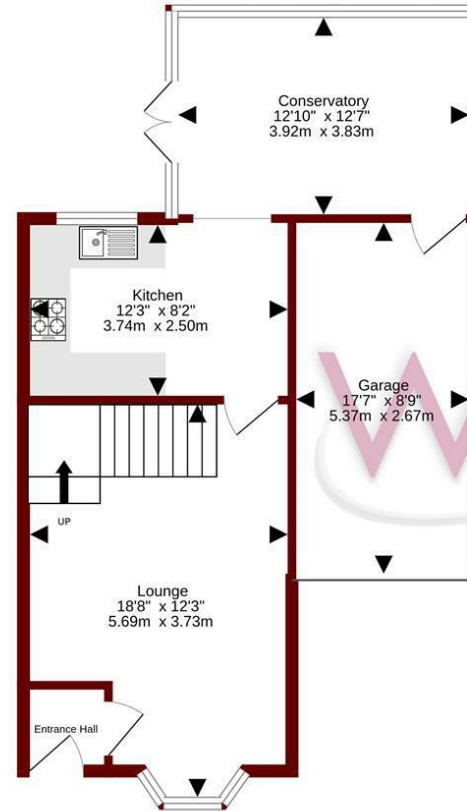
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

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

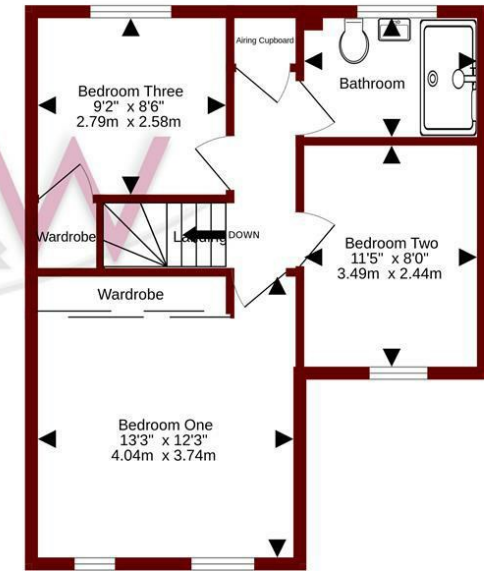
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



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



1st floor
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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		
(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 - 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