



12 Barrie Close, Whiteley, PO15 7HN

Asking Price £350,000



Barrie Close |

Whiteley | PO15 7HN

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W&W are delighted to offer for sale this well presented & improved three bedroom semi detached home overlooking woodlands to the front. The property boasts three bedrooms, open plan living/kitchen/dining room & modern re-fitted shower room. The property also benefits from a landscaped rear garden, garage & driveway parking.

Barrie Close is situated in the 'Sweethills Crescent' area of Whiteley with the local Co Op less than a mile away. Further shops and amenities can be found in Whiteley Shopping Centre which is just a 20 minute walk. The excellent transport links including A27, M27 & Swanwick train station are easily accessible from the property. Two local primary schools are also within easy walking distance; Whiteley Primary School & Cornerstone Primary School.





Well presented & improved three bedroom semi detached home

Enviably positioned tucked down a private road made up of only three houses overlooking woodlands to the front

Open plan living/kitchen/dining room with understairs storage cupboard

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

Main bedroom benefitting from a large walk in wardrobe & window to the front overlooking woodlands

Two additional bedrooms

Modern re-fitted shower room comprising three piece suite with feature walk in shower & attractive tiling

Rear landscaped garden part paved patio & large raised decked sun terrace

Garage with power & lighting

Driveway parking for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

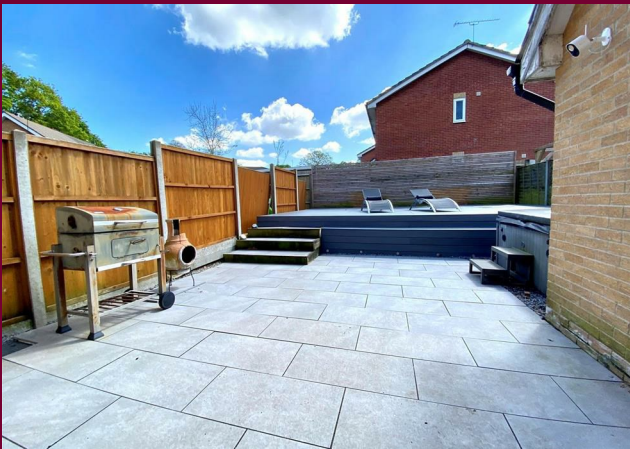
Sewerage - Mains

Heating - Gas central heating

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

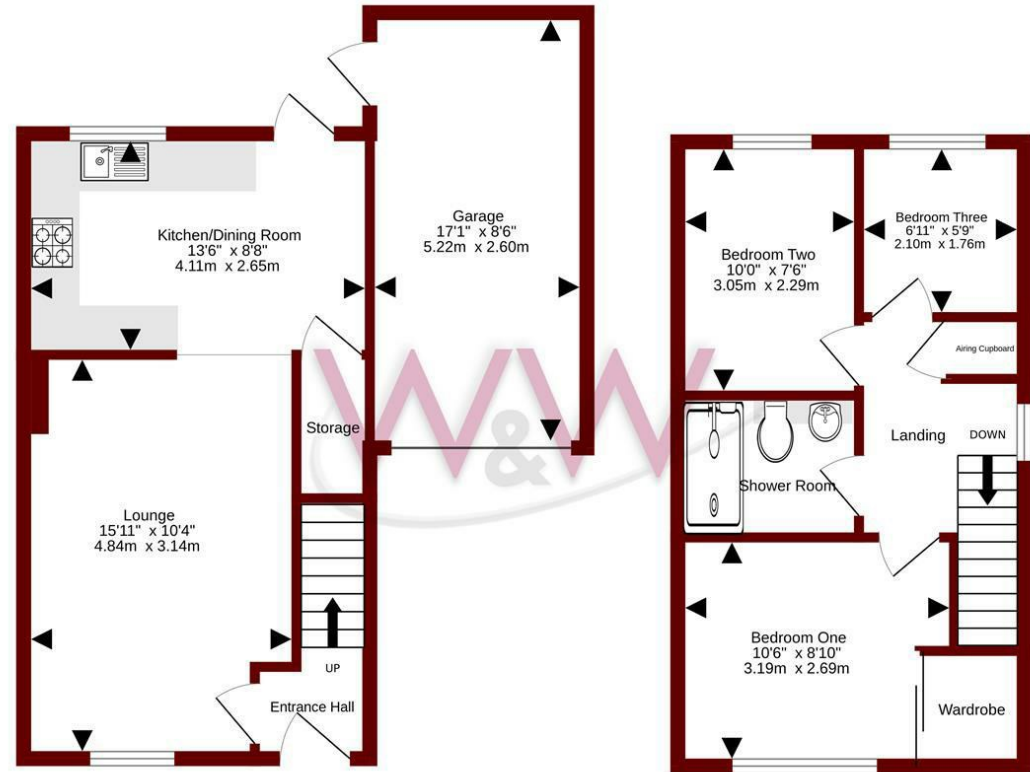
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
478 sq.ft. (44.4 sq.m.) approx.

1st floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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		73	
(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 - £2000 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk