



26 Saffron Way, Whiteley, PO15 7LQ

Asking Price £300,000



Saffron Way |  
Whiteley | PO15 7LQ  
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W&W are delighted to offer for sale this beautifully presented two double bedroom terrace home situated along a private road with greenery to the front. The property enjoys two double bedrooms, lounge/dining room, impressive conservatory, kitchen & modern bathroom. The property also benefits from a rear garden, driveway parking for vehicles & garage.

Saffron Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary school's 'Whiteley Primary School' & 'Cornerstone'. Also easily accessed is Swanwick train station, the A27 & M27.





Extremely well presented two double bedroom terraced home tucked away down a private driveway made up of only three houses

Enviably cul de sac location with greenery nearby

Modern kitchen boasting built in oven and hob with spaces for additional appliances

Spacious lounge/dining room with centrepiece fireplace & patio doors opening out into the conservatory

Impressive conservatory with double doors opening out onto the rear garden

Main bedroom benefitting from built in wardrobes

Guest bedroom also benefitting from built in wardrobes

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

Low maintenance landscaped garden with paved patio area, & area laid to shingle

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 Media

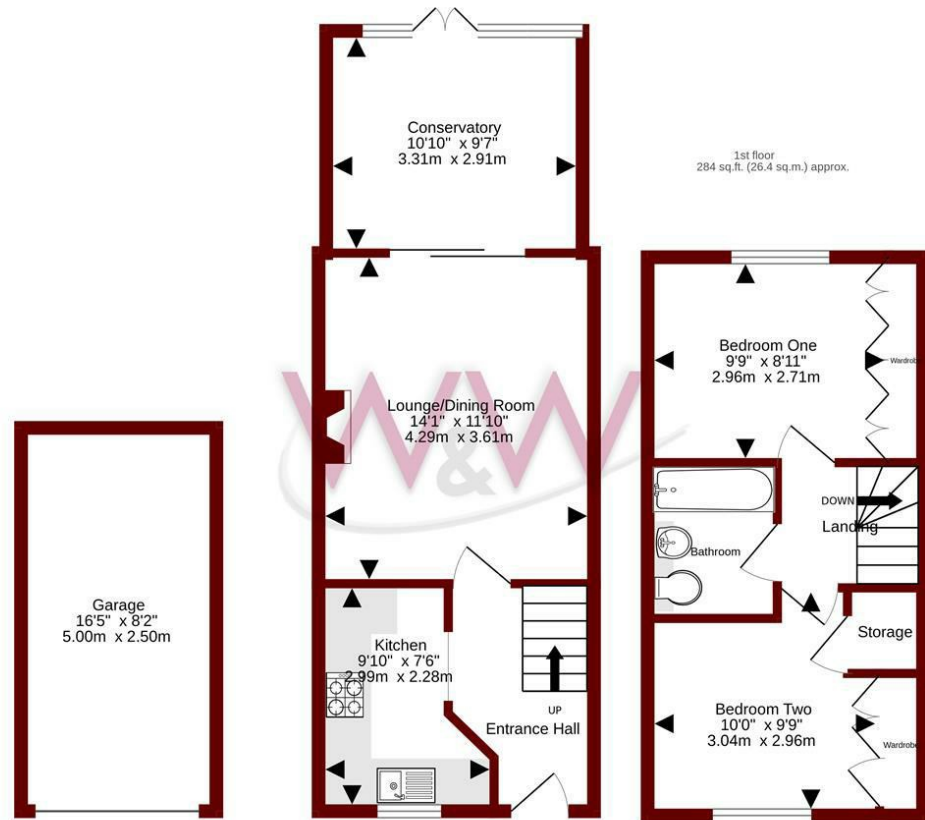
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
524 sq.ft. (48.7 sq.m.) approx.

1st floor  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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			
(92 plus) A			89
(81-91) B		79	
(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 - £1894.58 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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