



157 Bluebell Way, Whiteley, PO15 7PZ

Asking Price £300,000



Bluebell Way |

Whiteley | PO15 7PZ

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

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.





Beautifully presented '2021' built two double bedroom terraced home

Welcoming entrance hall enjoying attractive wood effect flooring throughout the ground floor

Modern kitchen boasting built in oven, hob, fridge/freezer, dishwasher & washing machine

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

Downstairs cloakroom

Main bedroom benefitting from modern en-suite shower room & wardrobes to remain

Modern bathroom comprising three piece white suite & attractive wall tiling

Guest bedroom enjoying twin windows, built in storage cupboard & wardrobes to remain

Landscaped garden enjoying paved patio area, artificial lawn area & rear access

Allocated parking for two vehicles

Walking distance to local school & amenities

Estate management charge approx. £300 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

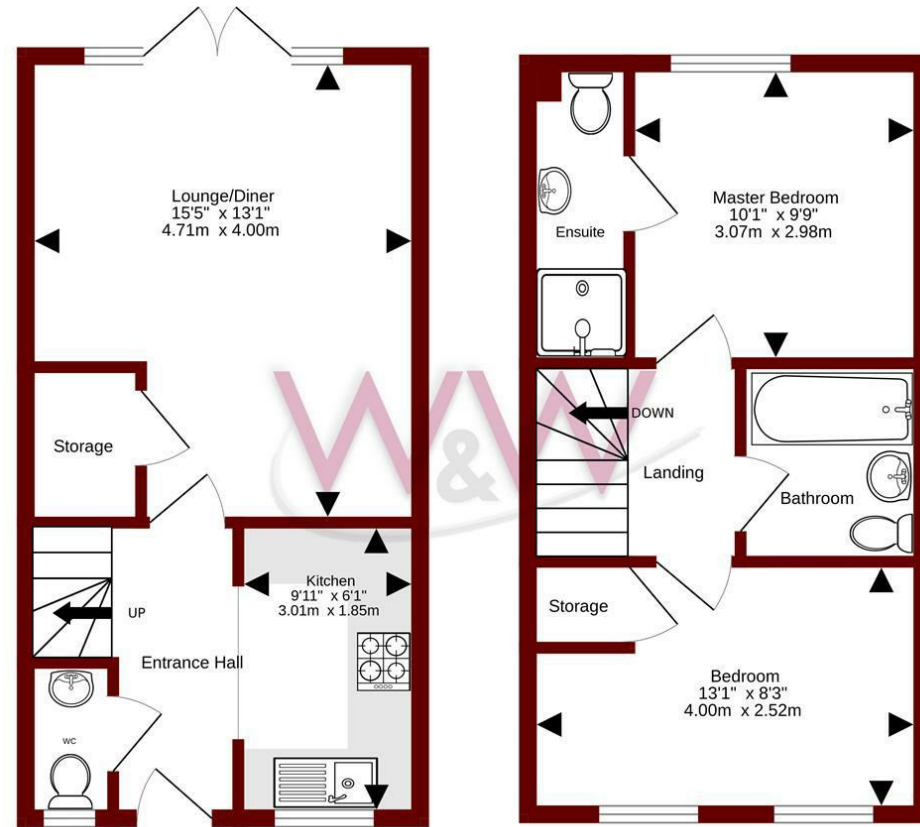
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by See the light

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 - £1894.58 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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