



30 Arabian Gardens, Whiteley, PO15 7HE

Asking Price £280,000





Arabian Gardens |  
Whiteley | PO15 7HE  
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W&W are delighted to offer this well presented two bed terraced house for sale with no chain ahead. The property boasts two double bedrooms, refurbished shower room, modern refurbished kitchen and lounge/dining room. The property benefits from a sizable garden with patio and space laid with astro turf and parking for vehicles.

Arabian Close is situated in the bustling village of Whiteley. The shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a 5 minute drive away as is 'Meadowside', offering large play field, park & leisure centre. The nearby market town of Fareham and the M27, provides easy access to the vibrant coastal city of Portsmouth and further afield to London.





Well presented two bedroom terrace house

No onward chain

Welcoming entrance hallway

Modern refurbished kitchen with built in oven and hob with space for washing machine and fridge freezer

Spacious lounge with patio doors leading to the garden

Two double bedrooms

Refurbished shower room

Two double wardrobes fitted to bedroom one

Large storage/airing cupboard to bedroom two

Parking for two vehicles

Rear garden backing onto woodlands

Walking distance to local school & further amenities

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas fired central heating

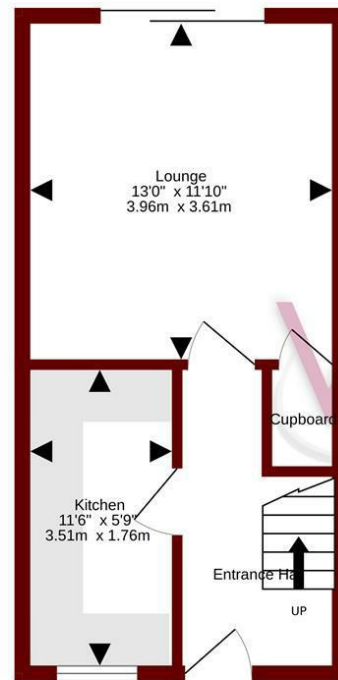
Please check here for potential broadband speeds -  
<https://www.openreach.com/fibre-broadband>

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/>

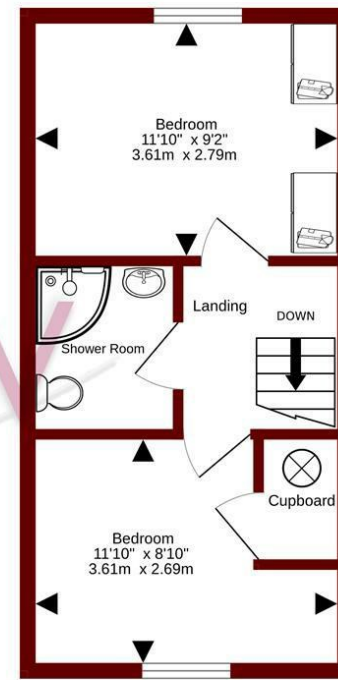




Ground Floor  
290 sq.ft. (27.0 sq.m.) approx.



1st Floor  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C - £1836 Per annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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