



18 Boulton Close, Whiteley, PO15 7RX

Asking Price £290,000



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W&W are delighted to offer for sale this beautiful two bedroom 2024 built 'Crest Nicholson' house with no onward chain. The property boasts two bedrooms both with ensuites, reception hallway, modern kitchen with fitted appliances and lounge. The property benefits from a rear garden laid to lawn and two allocated parking spaces.

Boulton Close is ideally located for the modern lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is near by, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also.





'2024' Built 'Crest Nicholson' 2 bedroom house with 2 en-suites

No chain ahead

Reception hallway with under stairs storage cupboard

Brand new attractive fitted kitchen with built in oven, hob, fridge, freezer, dishwasher and washing machine

Cloakroom with two piece suite and window

Spacious lounge with double doors leading to the garden

Matching flooring through hallway and kitchen

Two double bedrooms both benefiting from ensuite's

Bedroom one benefiting from built inn wardrobes

Bedroom two benefiting from storage cupboard

'Eco friendly home' with EPC rating of A and solar panels

Two allocated parking spaces for vehicles

Estate management charge of approx £240 per annum

ADDITION INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

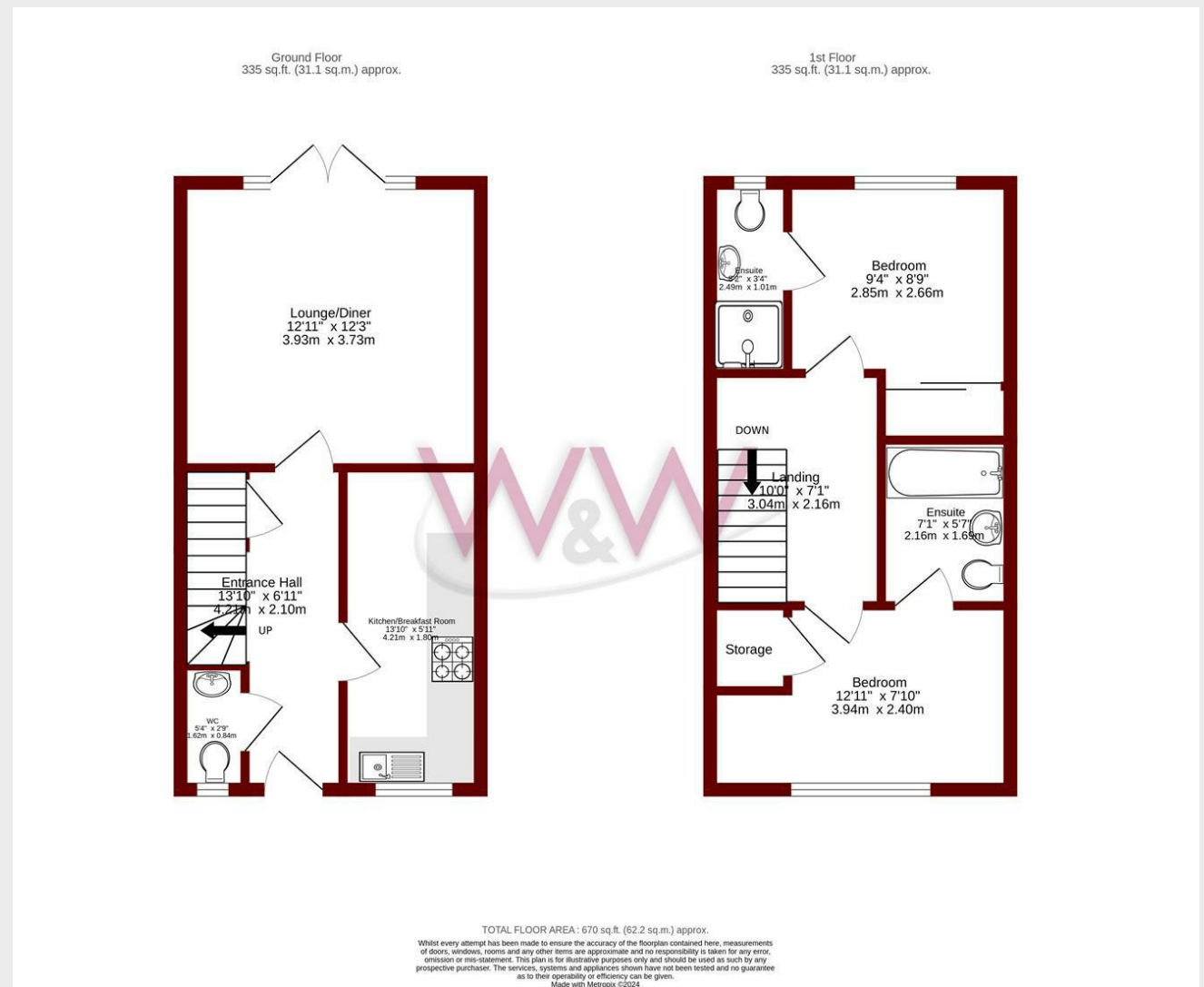
Heating - Gas central heating

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

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

The current seller informs us that they have mobile signal. Please check here for all networks - <https://checker.ofcom.org.uk/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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 - TBC as new build

Tenure - Freehold

Current EPC Rating - A

Potential EPC Rating - A

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