



26 Arabian Gardens, Whiteley, PO15 7HE

Asking Price £264,000



Arabian Gardens |
Whiteley | PO15 7HE
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W&W are pleased to offer for sale this well presented & improved two double bedroom terraced home. The property boasts two double bedrooms, modern re-fitted kitchen, lounge/dining room & modern shower room. The property also benefits from a landscaped rear garden & driveway parking for two 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 & improved two double bedroom terraced home

No chain ahead

Entrance hall enjoying solid wood flooring flowing throughout the ground floor

Modern re-fitted kitchen boasting attractive worktops & high gloss cabinets

Integrated appliances include oven, hob, fridge/freezer & washing machine with space for dishwasher

Lounge/dining room with patio doors opening out onto the rear garden & built in understairs storage cupboard

Main bedroom benefitting from built in wardrobes

Modern shower room comprising three piece white suite with feature walk in shower cubicle & attractive wall/floor tiling

Guest bedroom benefitting from built in storage cupboard

Landscaped low maintenance rear garden laid to paved patio & outbuilding with power to remain

Driveway parking for two vehicles

Replacement front door

Walking distance to local shops, schools & further amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

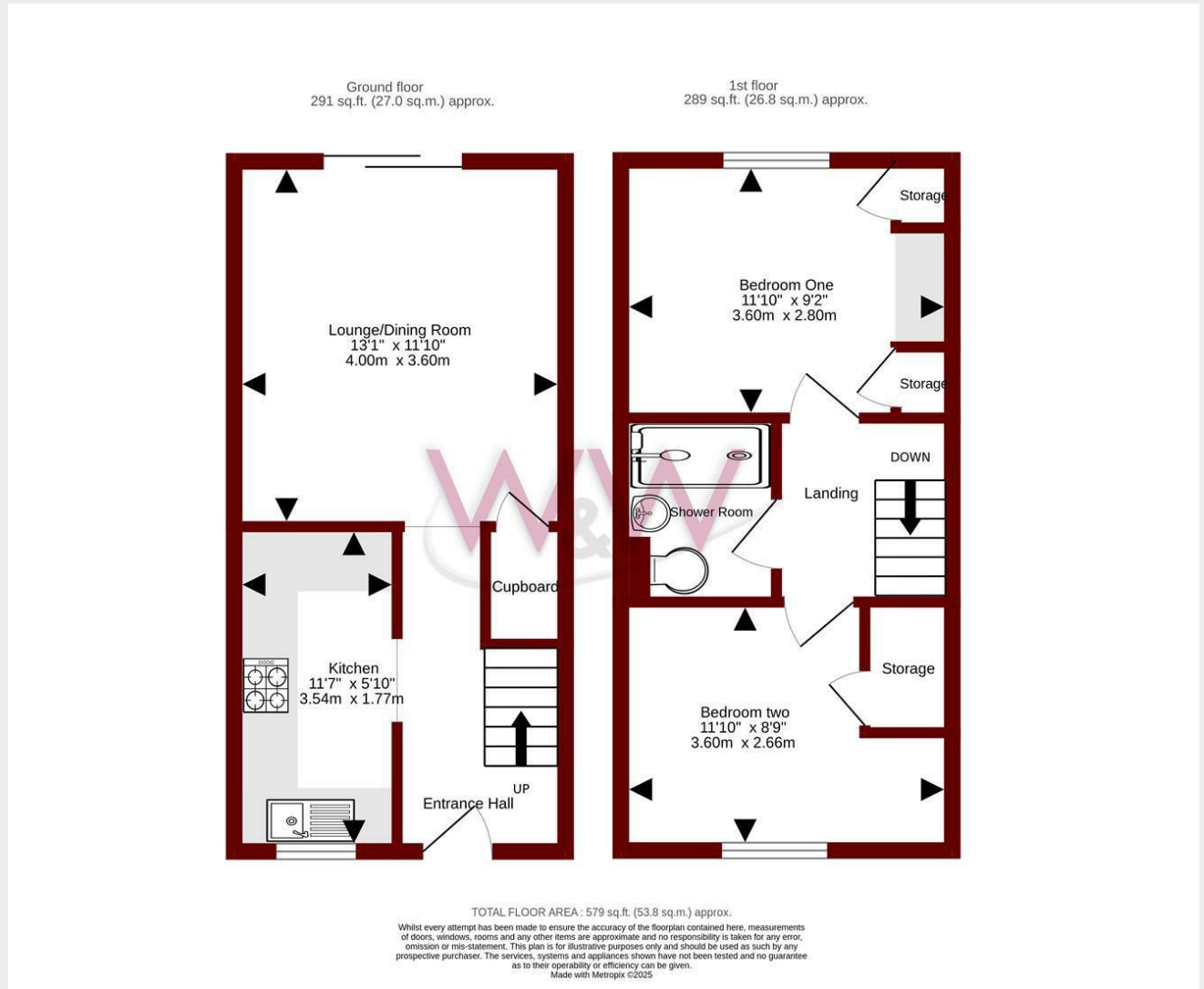
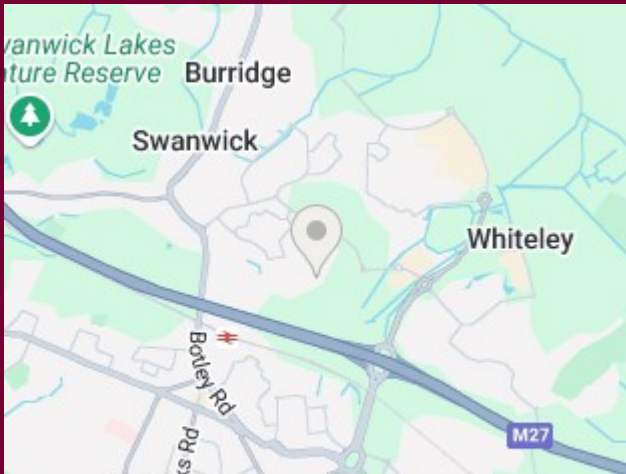
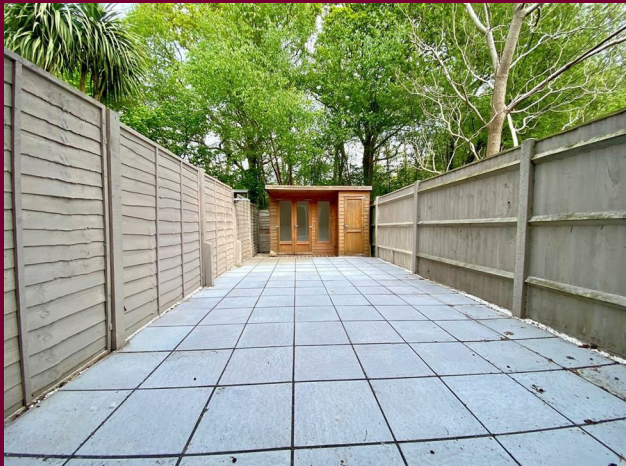
Sewerage - Mains

Heating - Gas central heating with replacement Worcester combination boiler

Broadband - There is broadband connected to the property

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(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

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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