



1 Rowan Close, Whiteley, PO15 7GZ

Asking Price £210,000





Rowan Close |  
Whiteley | PO15 7GZ  
Asking Price £210,000

W&W are pleased to offer for sale this two bedroom semi detached coach house with no forward chain. The property benefits from two bedrooms, lounge/dining room, kitchen & main bathroom. The property also benefits from a garage and allocated parking.

Rowan Close is just a short stroll to Whiteley Shopping Centre & Meadowside Leisure Centre, providing a variety of shops & eateries as well as gym & cinema. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk.





Two bedroom semi detached coach house

The property enjoys views of greenery and a children's play park to the front

No chain ahead

Lounge/dining room with open access into the kitchen

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

Main bedroom benefitting from built in wardrobe & airing cupboard

Guest bedroom

Main bathroom comprising three piece white suite

978 Years remaining on the lease

Ground rent charge approx. £75 PA

Service charge approx. £1288 PA

Garage & allocated parking

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with glow worm boiler

Broadband - There is no broadband connected to the property

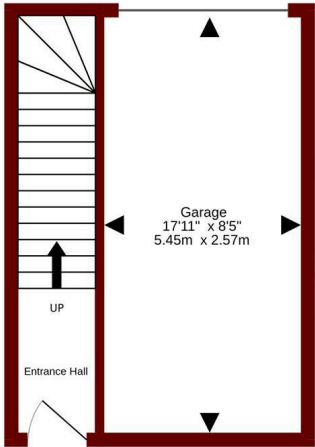
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

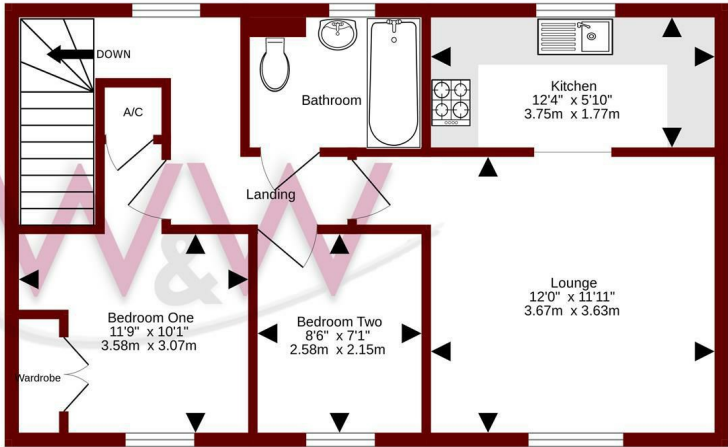




Ground floor  
221 sq.ft. (20.5 sq.m.) approx.



1st floor  
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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>		
(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 - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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