



7 Waterclose way, Whiteley, PO15 7QS

Asking Price £318,000

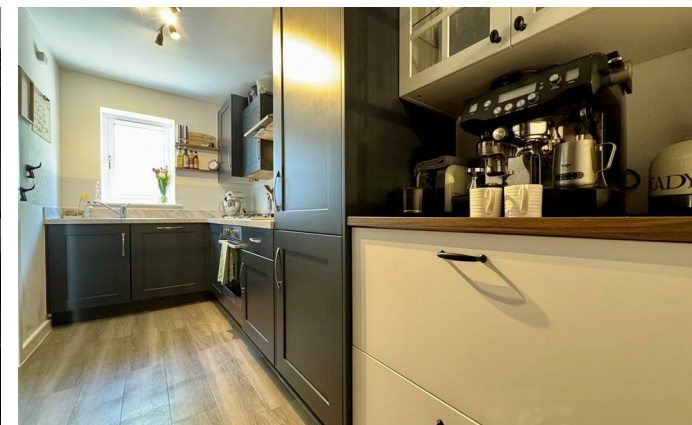




Waterclose way |  
Whiteley | PO15 7QS  
Asking Price £318,000

W&W are delighted to offer for sale this beautifully presented '2022' built two double bedroom semi detached home. The property enjoys two bedrooms, lounge/dining room, modern kitchen, downstairs cloakroom, en-suite shower room to the main bedroom & en-suite bathroom to the guest bedroom. The property also benefits from a rear landscaped garden & driveway parking for vehicles.

Waterclose 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. 'Cornerstone Primary School' is extremely close to the property & 'Whiteley Primary School' is also within walking distance







Beautifully presented '2022 Crest Nicholson' built two double bedroom semi detached home

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen & downstairs cloakroom

Modern kitchen boasting marble effect worktops & attractive units

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

Spacious lounge/dining room with double doors opening out onto rear garden

Downstairs cloakroom comprising two piece white suite

Main bedroom boasting built in mirrored sliding wardrobes & modern en-suite shower room

Guest bedroom benefitting from twin windows to the front & en-suite bathroom

Both en-suite's comprise of a three piece white suite & attractive tiling

Landscaped rear garden in 2024, laid to paved patio area, raised lawn with display flower/shrubbery & shed to remain

Driveway parking for vehicles

Estate management charge approx. £211.48 PA

Solar panels to the roof

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

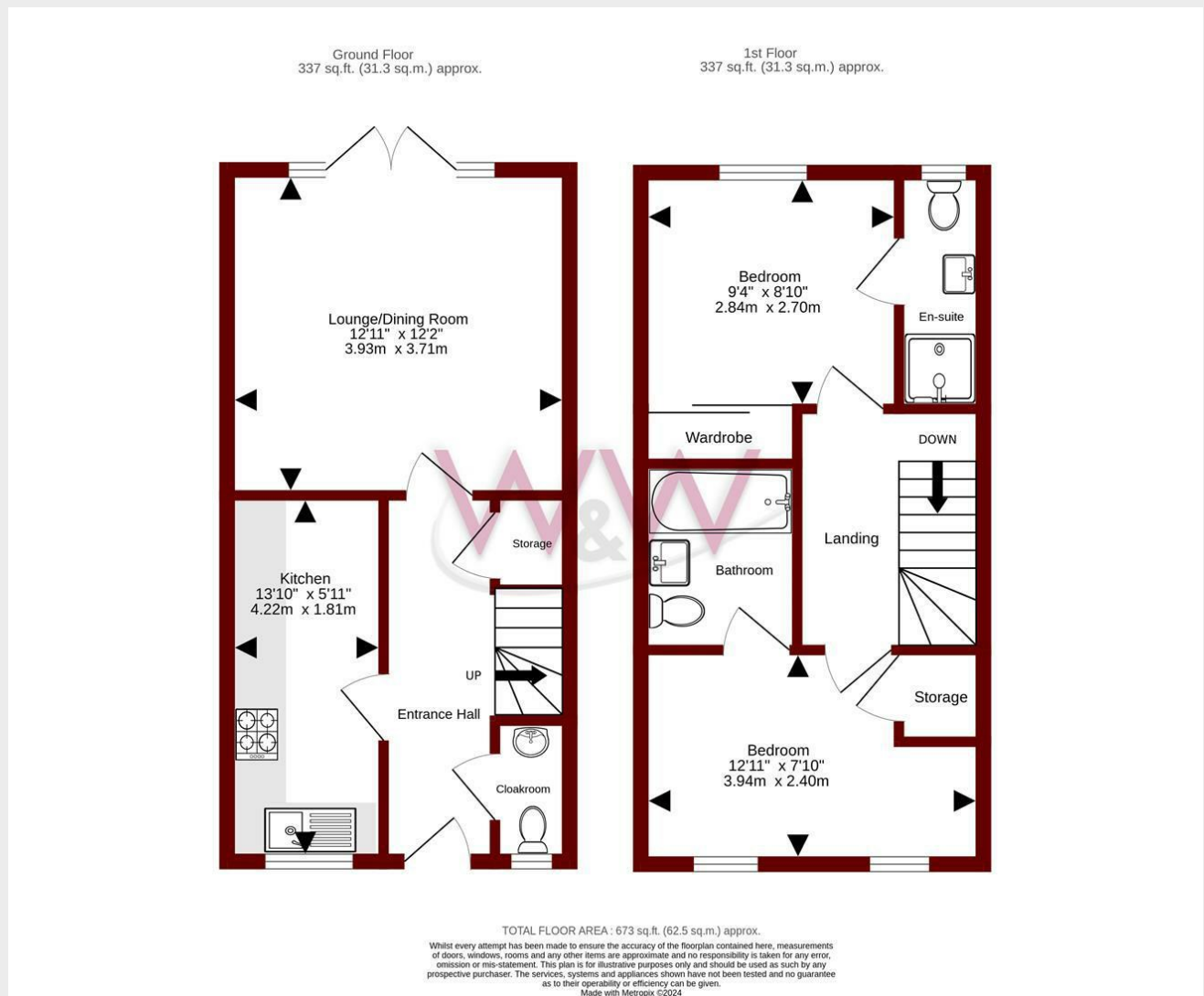
Heating - Gas central heating

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/>





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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C - £1894.54 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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