



9 Berber Close, Whiteley, PO15 7HF

Asking Price £285,000



Berber Close |
Whiteley | PO15 7HF
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W&W are pleased to offer for sale this two double bedroom terraced house. The property boasts two double bedrooms, lounge/dining room, kitchen, downstairs cloakroom & family bathroom. The property also enjoys a rear landscaped garden backing onto woodland and allocated parking to the front for vehicles.

Berber Close is a sought after cul de sac in Whiteley, accessed via rookery avenue. The local primary school and shops are just a few minutes walk away, further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station, A27 & M27.





Two double bedroom terraced house

Walking distance to Whiteley primary school and further local amenities

Entrance hall with attractive grey wood effect flooring flowing into the lounge/dining room

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

Lounge/dining room enjoying double doors opening out onto the rear garden & downstairs storage cupboard

Re-fitted downstairs cloakroom comprising two piece suite

Main bedroom with two built in double wardrobes

Guest bedroom benefitting from twin windows to the front & built in airing cupboard

Modern re-fitted main bathroom comprising three piece suite

Rear low maintenance landscaped garden majority laid to raised shingled area with paved patio & shed to remain

'In our opinion' the garden offers a great degree of privacy backing onto mature woodlands

Allocated parking for two vehicles to the front

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

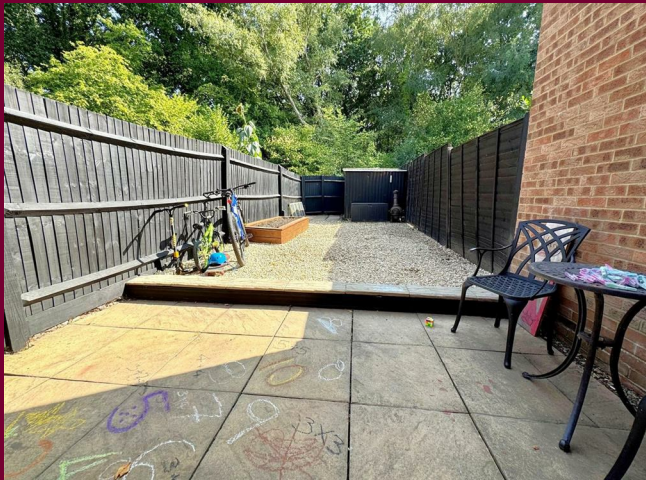
Sewerage - Mains

Heating - Gas central heating

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

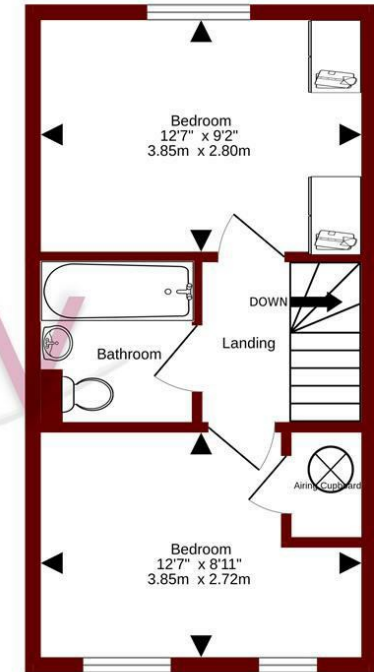
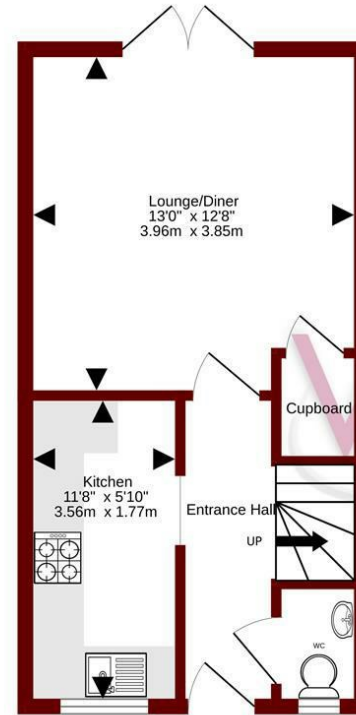
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
312 sq.ft. (29.0 sq.m.) approx.

1st Floor
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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) A		90
(81-91) B		
(69-80) C	72	
(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 - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk