



11 Mollison Rise, Whiteley, PO15 7JX

Asking Price £350,000





Mollison Rise |  
Whiteley | PO15 7JX  
Asking Price £350,000

W&W are pleased to offer for sale this well presented three bedroom semi detached house. The property boasts three bedrooms, lounge, dining room, conservatory, modern kitchen, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits a rear landscaped garden, garage & driveway parking for vehicles.

Mollison Rise provides excellent transport links with the M27 being a 5 minute drive away and busses going to the local secondary school. Whiteley Shopping Centre is just a 20 minute walk providing a variety of shops, eateries and amenities. A little further up the road is the renowned Skylark Golf & Country Club with 18 hole golf course, restaurants, a gym and newly renovated spa.







Well presented three bedroom semi detached house

Enviably positioned overlooking woodlands to the front

Spacious lounge with feature centrepiece fireplace & understairs storage cupboard

Modern re-fitted kitchen enjoying attractive worktops

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

Dining room with double doors opening into the conservatory

Conservatory with double doors out to the garden

Downstairs cloakroom comprising two piece suite

Main bedroom boasting built in wardrobe & en-suite shower room

Two additional bedrooms

Modern family bathroom comprising three piece suite

Rear landscaped garden majority laid to astro turf with paved patio & display flower/shrubbery

Garage with power & lighting, door onto the garden

Driveway parking for multiple vehicles

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

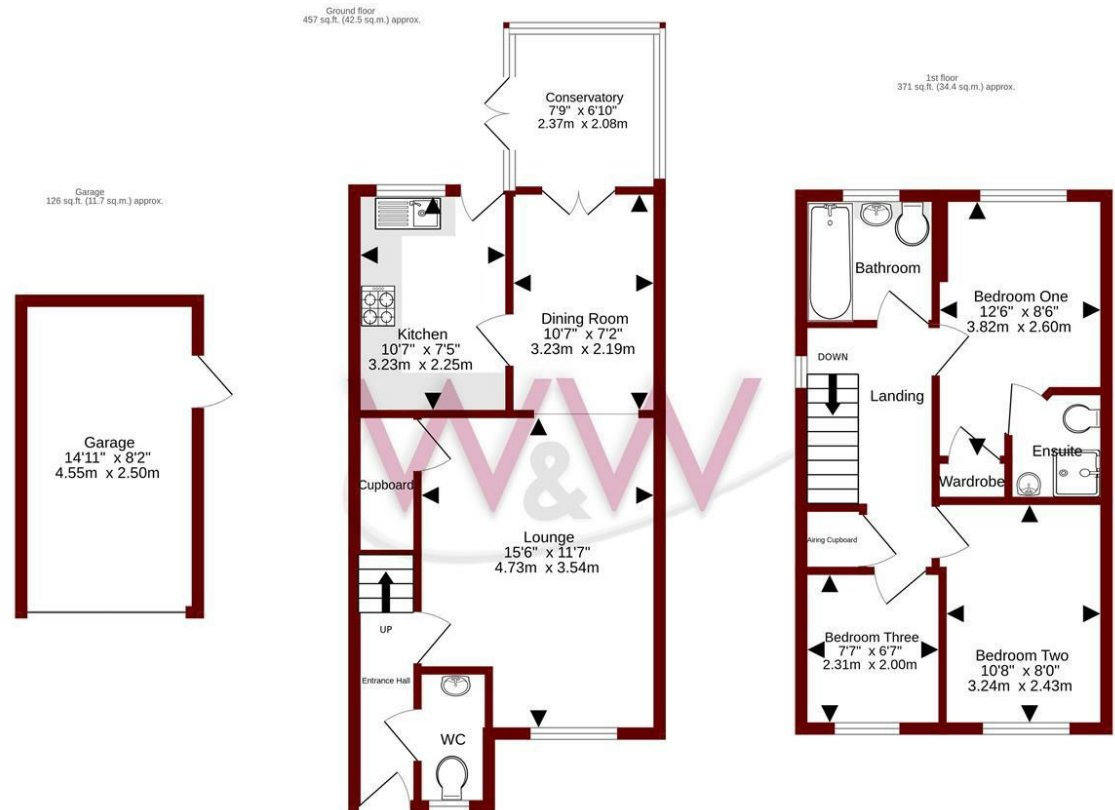
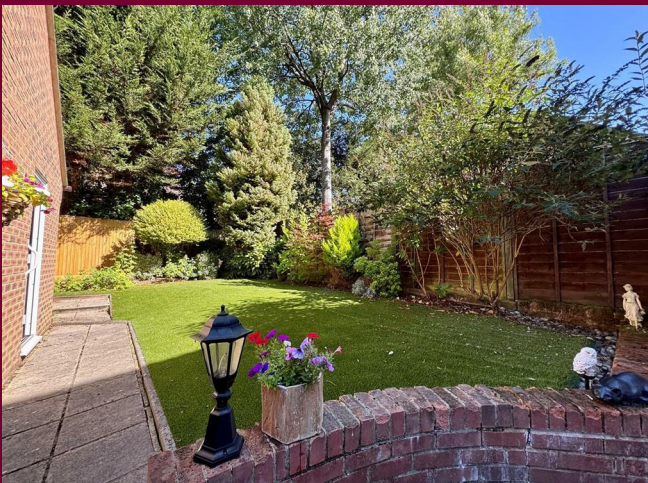
Heating - Gas central heating

Broadband - There is no broadband currently 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) <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 - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk