



11 Saffron Way, Whiteley, PO15 7LG

Asking Price £335,000



Saffron Way |
Whiteley | PO15 7LG
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W&W are delighted to offer for sale this well presented three bedroom end of terraced house. The property boasts three bedrooms, kitchen, 'L' shaped lounge/dining room, conservatory, downstairs cloakroom & family bathroom. The property also benefits from a rear enclosed garden, garage & driveway parking.

Saffron Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary school's 'Whiteley Primary School' & 'Cornerstone'. Also easily accessed is Swanwick train station, the A27 & M27.





Well presented three bedroom end of terraced house

No chain ahead

Welcoming entrance hall with attractive wood effect flooring & feature under stairs storage cupboard

Kitchen enjoying built in 'AEG' oven/hob, fridge/freezer to remain & space/plumbing for additional appliances

Spacious 'L' shaped lounge/dining room with patio doors opening out into the conservatory

Conservatory enjoying ceiling fan / light to remain and double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in double wardrobes & twin windows

Two additional bedrooms with one boasting the built in airing cupboard which houses the boiler

Family bathroom comprising three piece white suite

Rear enclosed garden laid to lawn with paved patio areas, shed to remain & side access

Garage with work bench and rack to remain & boarded loft space providing additional storage

Driveway parking

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

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
649 sq.ft. (60.3 sq.m.) approx.

1st floor
370 sq.ft. (34.4 sq.m.) approx.

W&W

TOTAL FLOOR AREA: 1019 sq ft (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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	88
(81-91)	B	74
(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 - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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