

Guide Price £585,000

Kipling Close, Whiteley PO15 7LR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ DUAL ASPECT LIVING ROOM
- ❖ FORMAL DINING ROOM
- ❖ KITCHEN
- ❖ UTILITY ROOM
- ❖ PRIVATE REAR GARDEN
- ❖ DOUBLE GARAGE PLUS DRIVEWAY
- ❖ MUST VIEW

Discover a fantastic opportunity to own this well-presented four-bedroom detached family home located in a pleasant cul-de-sac in Whiteley. The property has been meticulously well maintained by the current owners

This charming property features four spacious double bedrooms with the master benefiting its own en-suite shower room, a welcoming dual aspect lounge, a functional kitchen,

a separate dining room, cloakroom and family bathroom.

Outside, you'll find beautifully landscaped front and rear gardens, a detached double garage with power and lighting, and ample parking via the private driveway. This home perfectly combines comfort and style, making it an ideal choice for families.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk





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PROPERTY INFORMATION

Council Tax Band - E

Fareham Borough Council. Tax Band E. Payable 2024/2025. £2,521.93

LOCATION

Whiteley is a contemporary and rapidly expanding community located in Hampshire, England. Positioned strategically between the bustling cities of Southampton and Portsmouth, Whiteley offers a blend of modern conveniences, natural beauty, and community-focused living.

Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Offer Check Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a

Buyer's proceedability whenever we submit an offer. Thank you.

Bernards Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Anti-Money Laundering (AML)

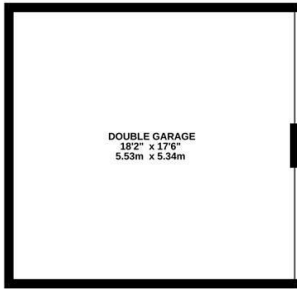
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.



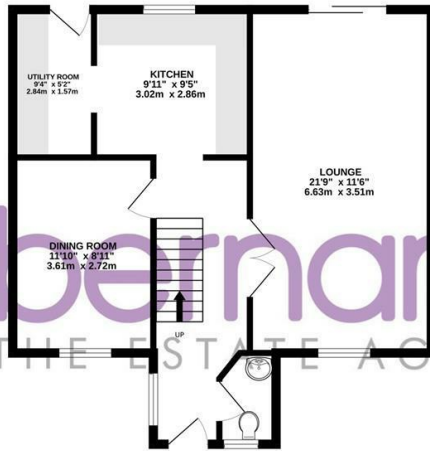
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



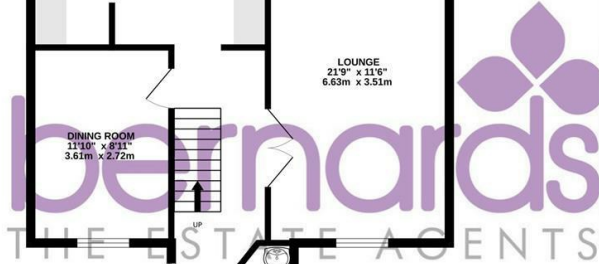
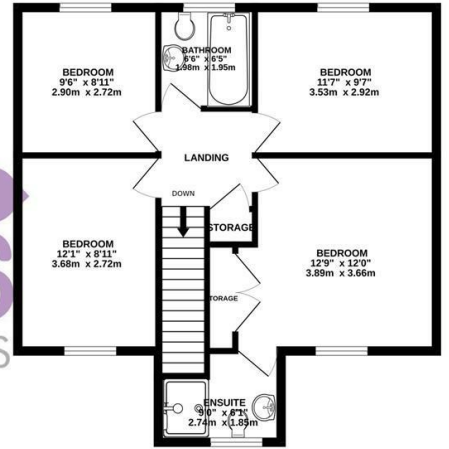
GARAGE
317 sq.ft. (29.5 sq.m.) approx.



GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

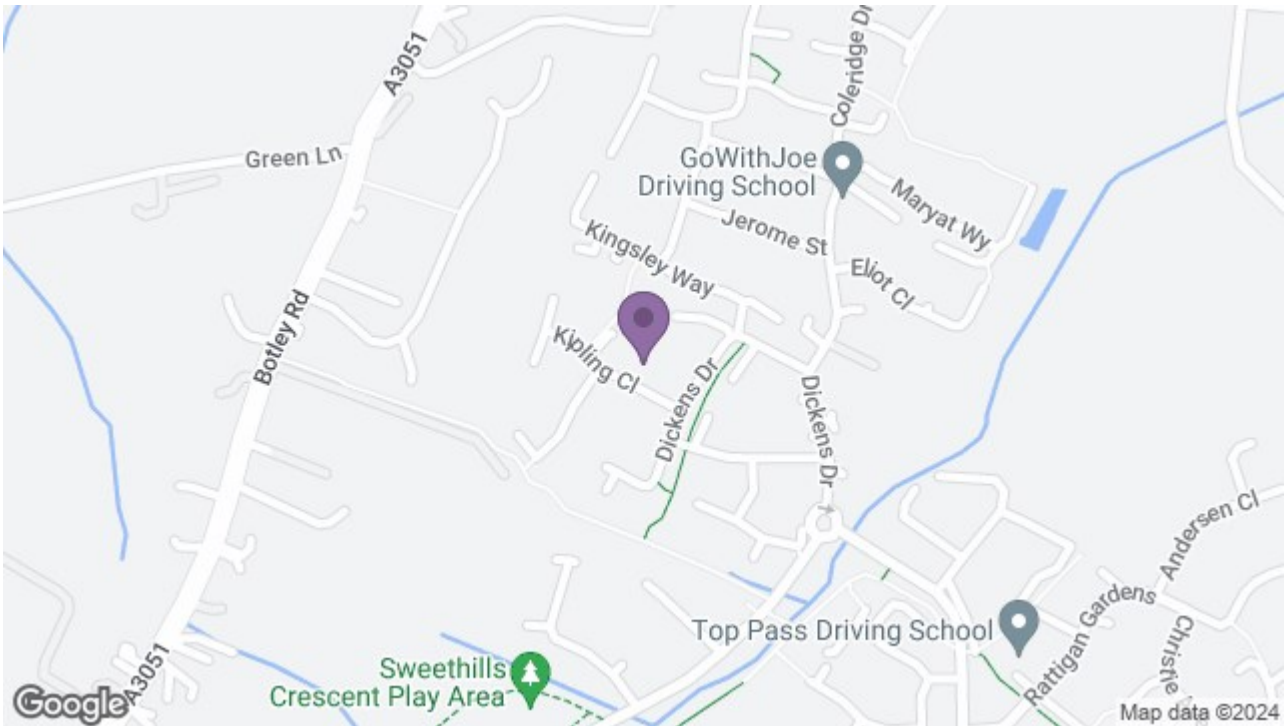


1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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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