



5 Maple Rise, Whiteley, Fareham, PO15 7GT

Asking Price £350,000



Maple Rise | Whiteley

Fareham | PO15 7GT

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W&W are delighted to offer for sale this three/four bedroom town house. The property enjoys three double bedrooms, lounge, kitchen/dining room, family room/bedroom four, downstairs cloakroom, main bathroom & en-suite to the main bedroom. The property also benefits from a rear low maintenance garden, garage & allocated parking

Maple Rise is a cul de sac situated just a 5 minute walk to Tesco & the variety of shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Three/four bedroom terraced town house offered with no chain ahead

Versatile accommodation spanning across three floors

Modern kitchen/dining room enjoying integrated fridge/freezer, dishwasher & range cooker to remain with space for washing machine

Family room/bedroom four to the ground floor

Downstairs cloakroom

Lounge with centre piece fireplace & twin windows overlooking the rear garden

Main bedroom benefitting from twin windows, built in wardrobes & en-suite shower room

Two further double bedrooms both benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Landscaped low maintenance rear garden enjoying large decked sun terrace , paved patio & shrubbery

Garage & allocated parking

Walking distance to whiteley shopping centre

Estate management charge TBC

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

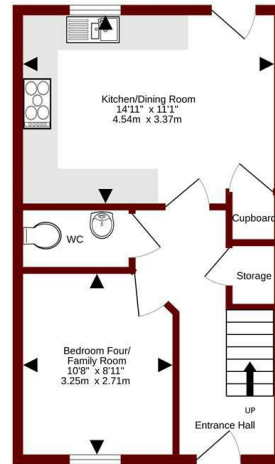
Broadband - There is broadband connected to the property

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

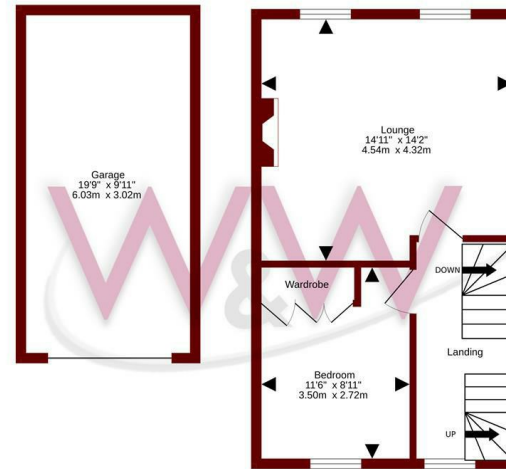
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



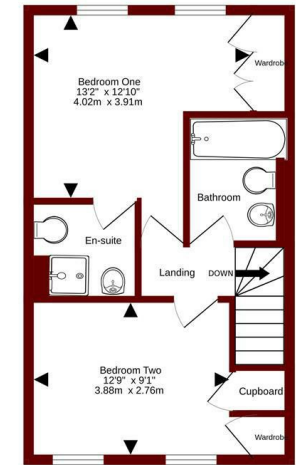
Ground floor
576 sq.ft. (53.5 sq.m.) approx.



1st floor
376 sq.ft. (34.9 sq.m.) approx.



2nd floor
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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 - D

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