



8 Lavender Court, Whiteley, Fareham, PO15 7FD

Asking Price £375,000



Lavender Court | Whiteley
Fareham | PO15 7FD
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W&W are delighted to offer for sale this well presented three bedroom detached family home sitting in an quiet cul de sac location. The property enjoys three bedrooms, kitchen/dining room, lounge, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from 'in our opinion' a good sized & private tiered rear garden, garage & driveway parking.

Lavender Court is ideally located for the modern family lifestyle, the shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a few minutes walk away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also.



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 bedroom detached family home offered with no forward chain

Entrance hall with built in understairs storage cupboard

Dual aspect lounge with centrepiece fireplace & double doors opening out to the rear garden

Dual aspect kitchen/dining room with double doors opening out to the garden

Appliance space for range style cooker, American fridge/freezer, dishwasher & washing machine

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobe & en-suite shower room

Two additional bedrooms

Main bathroom comprising three piece suite

Rear tiered garden enjoying large paved patio area, lawn and display shingle areas with shrubbery

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

Garage with driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

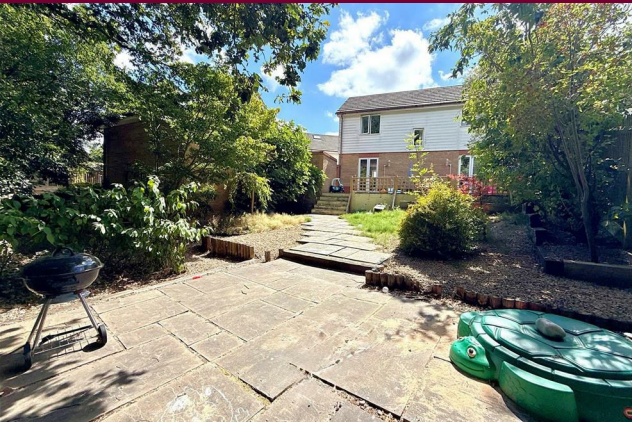
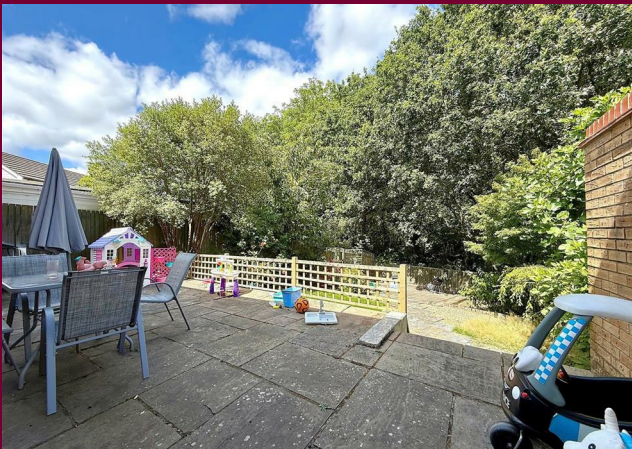
Sewerage - Mains

Heating - Gas central heating

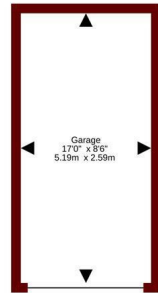
Broadband - There is broadband connected to the property

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

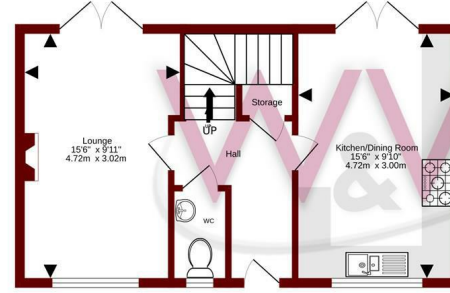
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



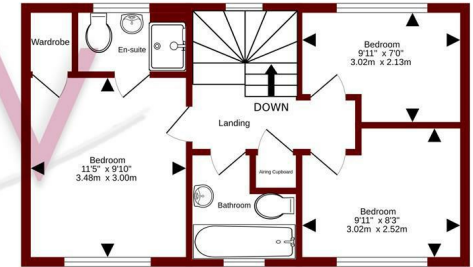
Garage
145 sq.ft. (33.5 sq.m.) approx.



Ground floor
412 sq.ft. (38.2 sq.m.) approx.



1st floor
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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		
(81-91) B		
(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 - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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