



21 Austen Gardens, Whiteley, Fareham, PO15 7HW

Offers In Excess Of £350,000



Austen Gardens | Whiteley
Fareham | PO15 7HW
Offers In Excess Of £350,000

W&W are delighted to offer for sale this well presented three bedroom semi detached family home overlooking woodland views to the front. The property boasts three bedrooms, lounge, kitchen, dining room, cloakroom, shower room & en-suite shower room to the main bedroom. The property also benefits from a landscaped rear enclosed Southerly facing garden, garage and driveway parking.

Austen Gardens is situated in the 'Sweethills Crescent' area of Whiteley with the local Co Op less than a mile away. Further shops and amenities can be found in Whiteley Shopping Centre which is just a 20 minute walk. The excellent transport links including A27, M27 & Swanwick train station are easily accessible from the property.





Well presented three bedroom semi detached home

No chain ahead

Situated down a private driveway made up of only four houses overlooking woodlands to the front

Spacious lounge with walk in bay window & built in display cabinet

Dining room with double doors opening out onto the rear garden & fitted storage units & glass display cabinets

Fitted kitchen enjoying built in oven/hob with space for additional appliances

Large larder cupboard in the kitchen perfect for extra storage

Downstairs cloakroom comprising two piece suite

Impressive oakwood staircase with glass balustrade

Main bedroom benefitting from built in dressing table, bedside tables & chest of drawers

En-suite shower room to the main bedroom comprising of three piece white suite

Guest bedroom benefitting from built in wardrobes, bedside tables & chest of drawers

Third bedroom currently used as dressing room with built in wardrobes & storage

Modern main shower room comprising three piece white suite & attractive marble effect tiling

Landscaped southerly facing rear garden majority laid to lawn with paved patio & raised sleepers with display flower/shrubbery

Garage with space/plumbing for washing machine, fitted workbench & electric remote controlled roller doors

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

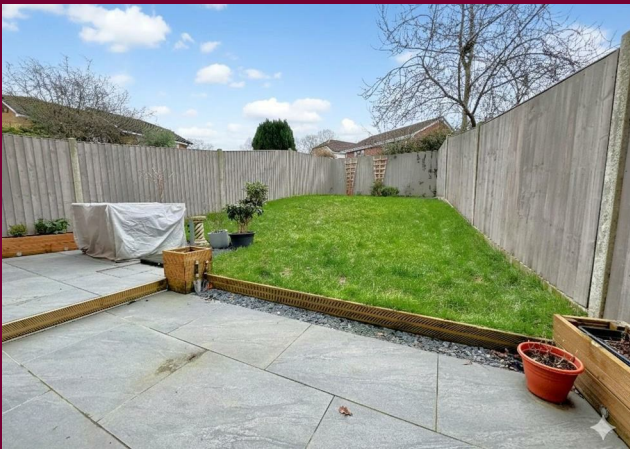
Sewerage - Mains

Heating - Gas central heating

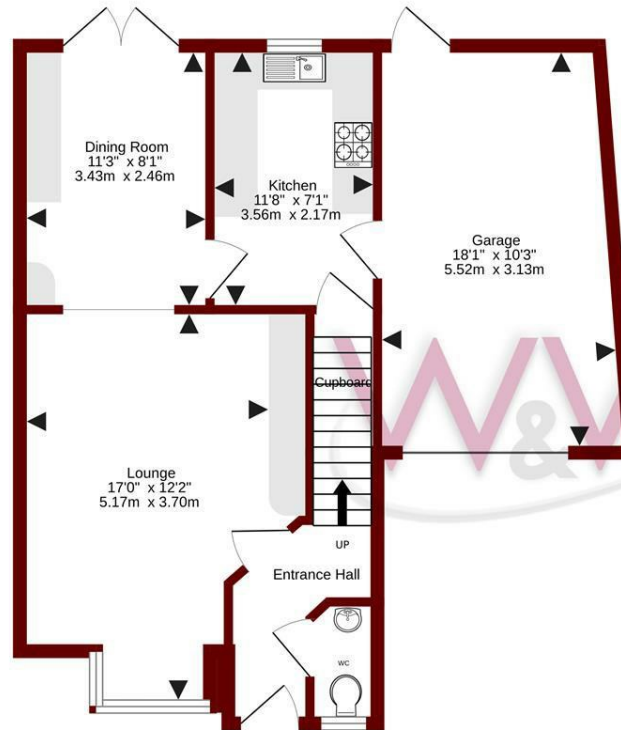
Broadband - There is broadband connected to the property

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

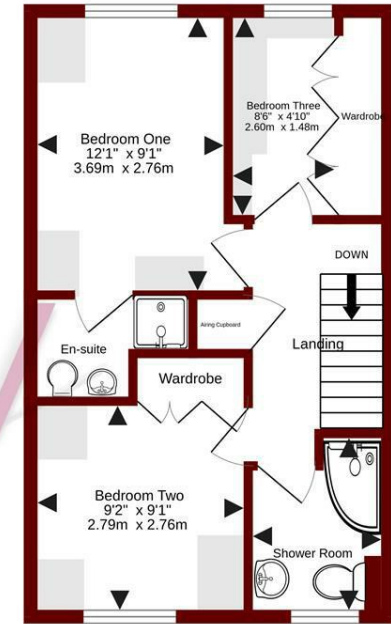
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
600 sq.ft. (55.8 sq.m.) approx.



1st floor
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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			86
(69-80) C		69	
(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

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