



9 Saffron Way, Whiteley, Fareham, PO15 7LG

Asking Price £320,000



Saffron Way | Whiteley
Fareham | PO15 7LG
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W&W are pleased to offer for sale this three bedroom terraced home offered with no chain ahead. The property boasts three bedrooms, 'L' shaped lounge/dining room, kitchen, downstairs cloakroom & main bathroom. Outside, the property benefits from a rear garden & 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.

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.





Well presented three bedroom terraced home

No chain ahead

Welcoming entrance hall enjoying wood laminate flooring flowing into the lounge/dining room & conservatory

Kitchen enjoying high gloss cabinets, wood effect worktops, integrated oven/hob with space for additional appliances

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

Conservatory with double doors opening out to the rear garden

Downstairs cloakroom

Main bedroom benefitting from twin windows & built in wardrobes

Two additional bedrooms with one benefitting from built in storage

Main bathroom comprising three piece suite & attractive aqua panelling to the wall

Rear garden laid to lawn, paved patio area & shrubbery

Parking for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

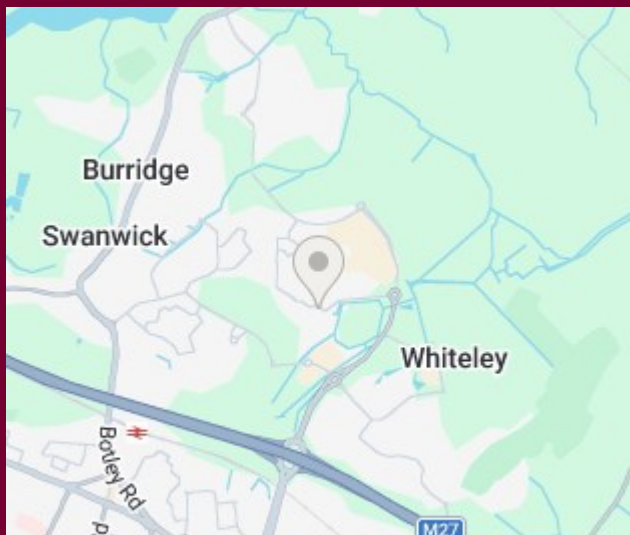
Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

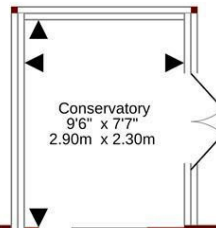
Please check here for potential broadband speeds -

<https://www.openreach.com/fibre-broadband>

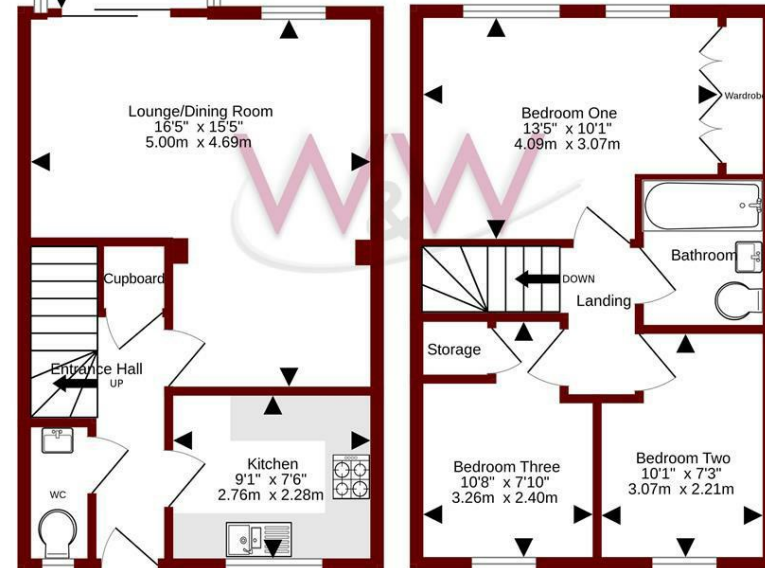
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
440 sq.ft. (40.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 810 sq.ft. (75.3 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			
(81-91) B			88
(69-80) C		75	
(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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