



40 Berber Close, Whiteley, PO15 7HF

Offers Over £280,000



Berber Close |  
Whiteley | PO15 7HF  
Offers Over £280,000

W&W are delighted to offer for sale this well presented two double bedroom end of terraced home. The property boasts two bedrooms, lounge/dining room, modern kitchen, conservatory, modern downstairs cloakroom & modern main bathroom. The property also benefits from a rear garden & allocated parking for vehicles.

Berber Close is a sought after cul de sac in Whiteley, accessed via Rookery Avenue. The local primary school and shops are just a few minutes walk away, further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station, A27 & M27





Well presented two double bedroom end of terraced home

Attractive laminate wood effect flooring flowing throughout the ground floor

Modern fitted kitchen with feature butchers block effect worktops, built in '2023' replacement oven, hob & space for additional appliances

Spacious lounge boasting built in storage & patio doors opening into the conservatory

Conservatory with heating providing all year round use and double doors opening out onto the rear garden

Modern '2024' downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in twin double wardrobes

Both bedrooms are of a double size and enjoy built in storage

Modern main bathroom comprising three piece white suite

Rear enclosed garden laid to lawn & decked terrace

Front garden

Allocated parking to the side for vehicles

Replacement triple glazed windows to both bedrooms, kitchen & downstairs cloakroom

Ideal first time buy or investment opportunity

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with logic max combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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  
425 sq.ft. (39.5 sq.m.) approx.

Conservatory  
11'1" x 10'0"  
3.39m x 3.06m

1st floor  
313 sq.ft. (29.1 sq.m.) approx.

Lounge  
13'0" x 12'8"  
3.96m x 3.86m

Bedroom One  
10'8" x 9'3"  
3.25m x 2.82m

Bedroom Two  
10'6" x 8'11"  
3.19m x 2.71m

Entrance Hall

Kitchen  
11'8" x 5'10"  
3.55m x 1.77m

WC

Shelving

Cupboard

Storage

Wardrobe

Bathroom

Landing

OWN

UP

Ground floor  
425 sq.ft. (39.5 sq.m.) approx.

1st floor  
313 sq.ft. (29.1 sq.m.) approx.

TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure accuracy of the floor plan, 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 for any enquiry or prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 62005

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(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 - C - £1,834.14 Per Annum

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