



87 Thyme Avenue, Whiteley, Fareham, PO15 7GJ

Asking Price £340,000



Thyme Avenue | Whiteley  
Fareham | PO15 7GJ  
Asking Price £340,000

W&W are delighted to offer for sale this well presented three bedroom, three bathroom link detached home. Internally, the property boasts three bedrooms, two en-suites, lounge, kitchen/dining room, cloakroom & family bathroom. The property also enjoys a rear garden, driveway & allocated parking.

Thyme Avenue is just a short stroll to Whiteley Shopping Centre & Meadowside Leisure Centre, providing a variety of shops & eateries as well as gym & cinema. 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 away.



### **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.





Extremely well presented three bedroom link detached home

Lounge with centrepiece fireplace & understairs storage cupboard

Kitchen/dining room boasting built in oven and hob with space for additional appliances

Main bedroom with twin windows to the front, built in wardrobes & en-suite shower room

Guest bedroom also benefitting from built in wardrobes & en-suite shower room

Third bedroom benefitting from built in wardrobes

Family bathroom comprising three piece suite

Landscaped garden with paved patio, area laid to lawn with display shrubbery, side access & shed/summer house to remain

Driveway & allocated parking

Estate management charge TBC

Walking distance to Whiteley shopping centre & Meadowside

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

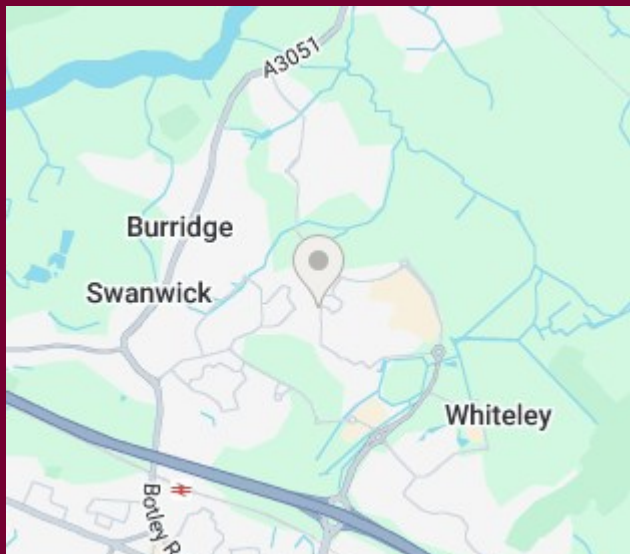
Sewerage - Mains

Heating - Gas central heating

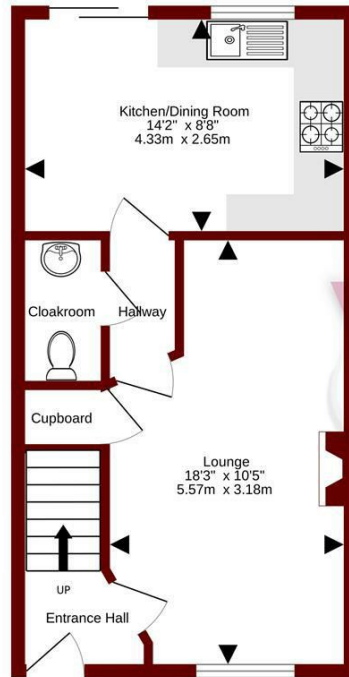
Broadband - There is broadband connected to the property

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

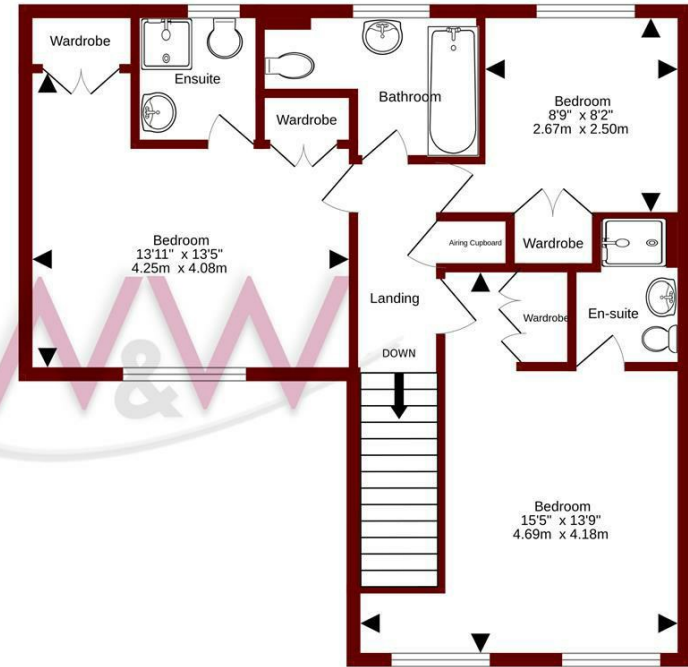
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
392 sq.ft. (36.5 sq.m.) approx.



1st floor  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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

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