



12 Armstrong Crescent, Whiteley, Fareham, PO15 7PY

Asking Price £375,000



Armstrong Crescent | Whiteley

Fareham | PO15 7PY

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W&W are delighted to offer for sale this beautifully presented 2021 built three bedroom semi detached home situated in an enviable position overlooking woodlands to the front. Internally, the property enjoys three bedrooms, modern kitchen/dining room, lounge, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys a good size landscaped rear garden & driveway parking for multiple vehicles.

Armstrong Crescent is in the brand new Curbridge Meadows development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs. Botley train station is just 1.5 miles from Curbridge Meadows, offering regular services to London Waterloo, Portsmouth and Southampton.





Beautifully presented 2021 built three bedroom semi detached family home

Enviably tucked away position overlooking woodlands to the front

Welcoming entrance hall with karndean flooring flowing throughout the ground floor

Modern kitchen/dining room with attractive worktops & cabinets

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

Lounge with double doors opening out to the rear garden & built in storage cupboard

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, feature low profile double shower cubicle tray & attractive wall tiling

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear garden majority laid to lawn with display flower/shrubbery, multiple paved patio areas, shed to remain & outside power sockets

'In our opinion' the garden is of a great size

Driveway parking for multiple vehicles with EV charger to remain

Privately owned solar panels to the property

Estate management charge approx. £208 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

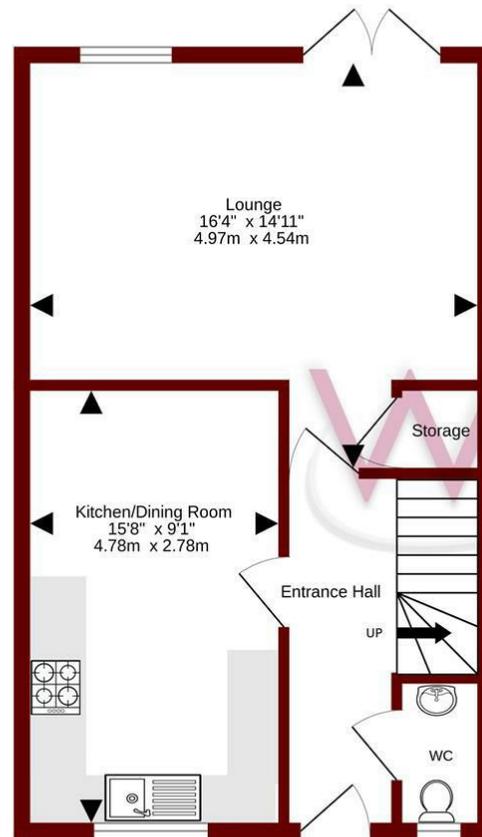
Broadband - There is broadband connected to the property

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

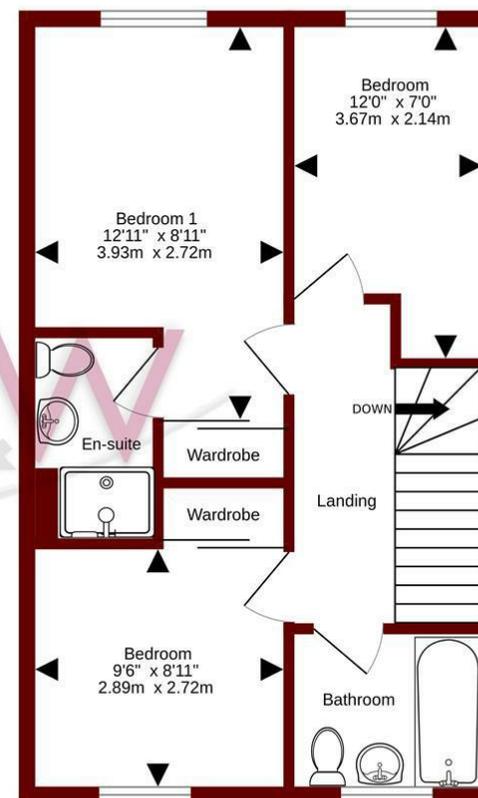
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
460 sq.ft. (42.8 sq.m.) approx.



1st Floor
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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		87	88
(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 - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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