



36 Buchan Avenue, Whiteley, Fareham, PO15 7EU

Asking Price £475,000



Buchan Avenue | Whiteley
Fareham | PO15 7EU
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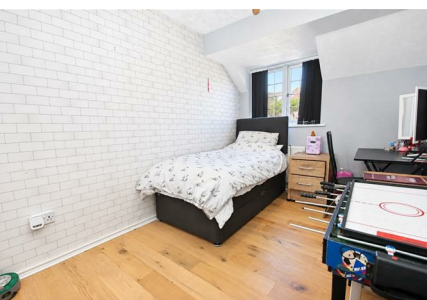
W&W are delighted to offer for sale this four bedroom detached family home. The property enjoys four double bedrooms, lounge, dining room, modern kitchen/breakfast room, conservatory, main bathroom, downstairs cloakroom & en-suite shower room. The property also benefits from a rear garden, garage & driveway parking.

Buchan Avenue is located in the 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 10 minute walk away with a path leading towards Meadowside playing field. The local primary school and further amenities are also within walking distance & excellent transport links are easily accessible.

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.





Four double bedroom detached family home

Sought after location

Welcoming entrance hallway with marble effect tiled flooring flowing into the kitchen, utility room & conservatory

Lounge with feature walk in bay window & patio doors out into the garden

Dining room with walk in bay window

Modern kitchen with attractive wood effect worktops throughout the kitchen & utility room

Integrated appliances include 'Neff' double oven, wine cooler, fridge/freezer, dishwasher & gas hob

Utility area with space for washing machine & built in microwave

Glass roof conservatory with patio doors opening out into the garden

Downstairs cloakroom

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

Three additional bedrooms all benefitting from built in wardrobes

Modern re-fitted main bathroom comprising three piece suite

Rear garden majority laid to lawn with decking & patio area

Garage & driveway parking

Walking distance to local shops, schools & amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

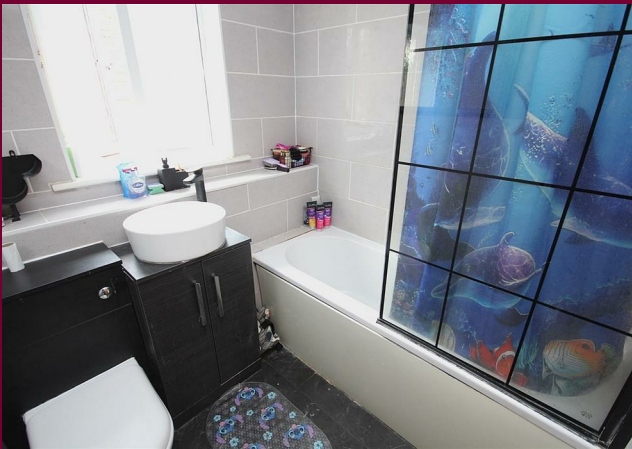
Sewerage - Mains

Heating - Gas central heating

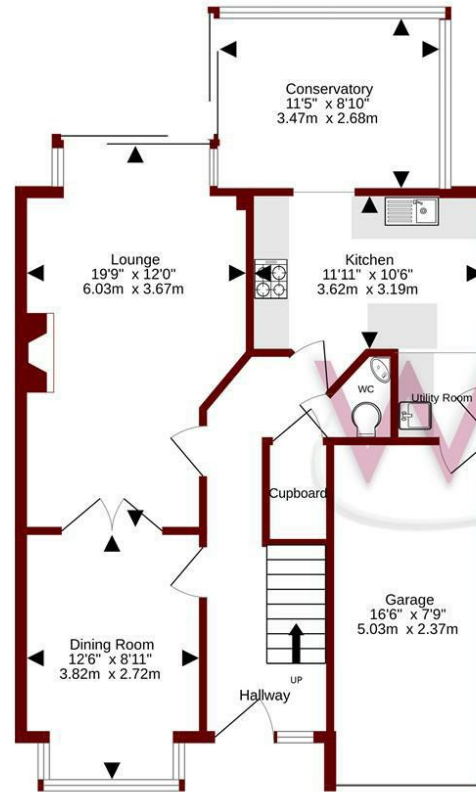
Broadband - There is broadband connected to the property

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

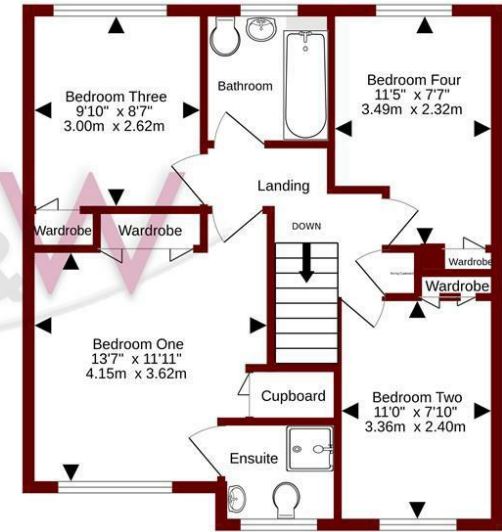
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Ground floor
761 sq.ft. (70.7 sq.m.) approx.



1st floor
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	75
	EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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