



145 Bluebell Way, Whiteley, Fareham, PO15 7PZ

Asking Price £335,000



Bluebell Way | Whiteley

Fareham | PO15 7PZ

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W&W are delighted to offer for sale this extremely well presented three bedroom end of terraced home offered with no chain ahead. The property boasts three bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a rear garden & allocated parking for two vehicles.

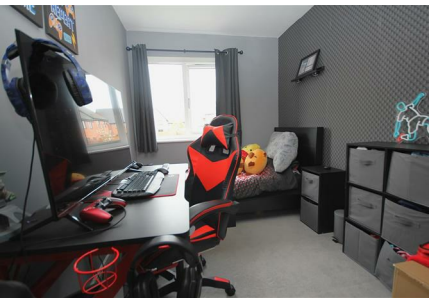
Bluebell Way is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a short walk away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. The property is also within walking distance of the local Cornerstone Primary School.



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 end of terraced home

No chain ahead

Welcoming entrance hall enjoying attractive wood effect flooring flowing throughout the ground floor

Spacious lounge with window to the front

Modern kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

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

Downstairs cloakroom

Main bedroom benefitting from en-suite

Modern en-suite shower room comprising three piece white suite and feature low profile large shower cubicle tray

Two additional bedrooms with one benefitting from built in wardrobes

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

Landscaped rear garden enjoying attractive paved patio with raised artificial lawn area

Allocated parking for two vehicles

Estate management charge TBC

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

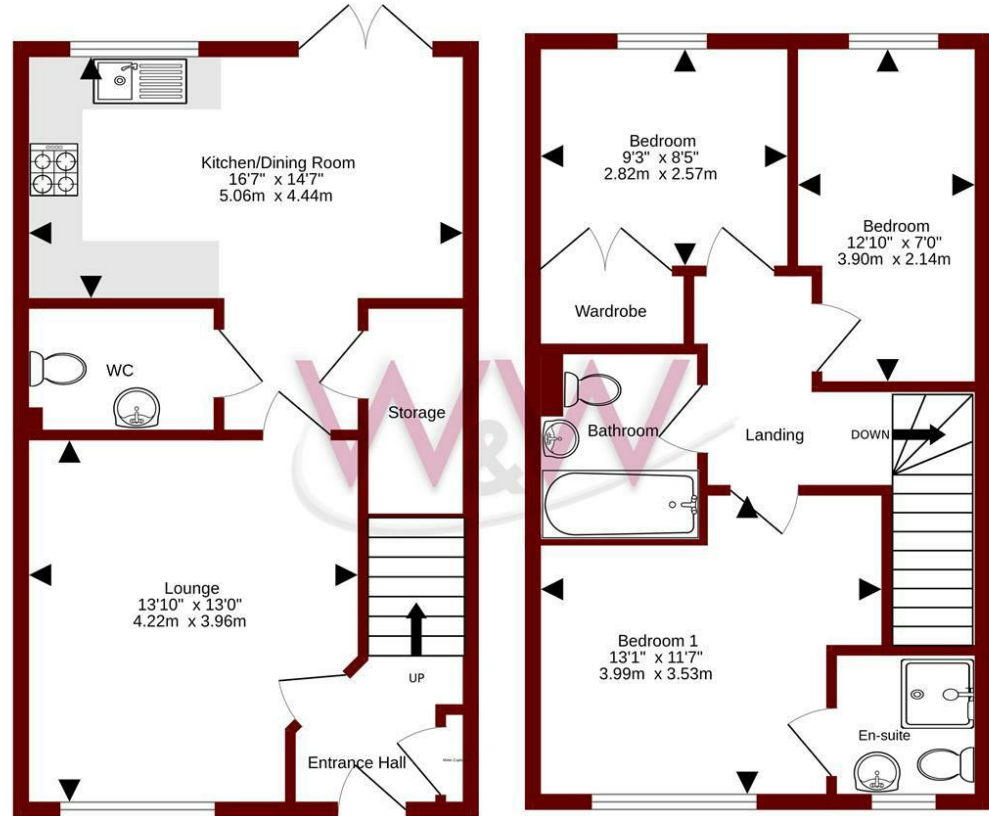
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
463 sq.ft. (43.0 sq.m.) approx.

1st Floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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			96
(81-91) B		85	
(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 - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk