



9 Saffron Way, Whiteley, Fareham, PO15 7LG

Offers In Excess Of £300,000



Saffron Way | Whiteley

Fareham | PO15 7LG

Offers In Excess Of £300,000

W&W are pleased to offer for sale this three bedroom terraced home offered with no chain ahead. The property boasts three bedrooms, 'L' shaped lounge/dining room, kitchen, downstairs cloakroom & main bathroom. Outside, the property benefits from a rear garden & parking.

Saffron Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary school's 'Whiteley Primary School' & 'Cornerstone'. Also easily accessed is Swanwick train station, the A27 & M27.

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.





Well presented three bedroom terraced home

No chain ahead

Welcoming entrance hall enjoying wood laminate flooring flowing into the lounge/dining room & conservatory

Kitchen enjoying high gloss cabinets, wood effect worktops, integrated oven/hob with space for additional appliances

Spacious 'L' shaped lounge/dining room patio doors opening into the conservatory

Conservatory with double doors opening out to the rear garden

Downstairs cloakroom

Main bedroom benefitting from twin windows & built in wardrobes

Two additional bedrooms with one benefitting from built in storage

Main bathroom comprising three piece suite & attractive aqua panelling to the wall

Rear garden laid to lawn, paved patio area & shrubbery

Parking for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

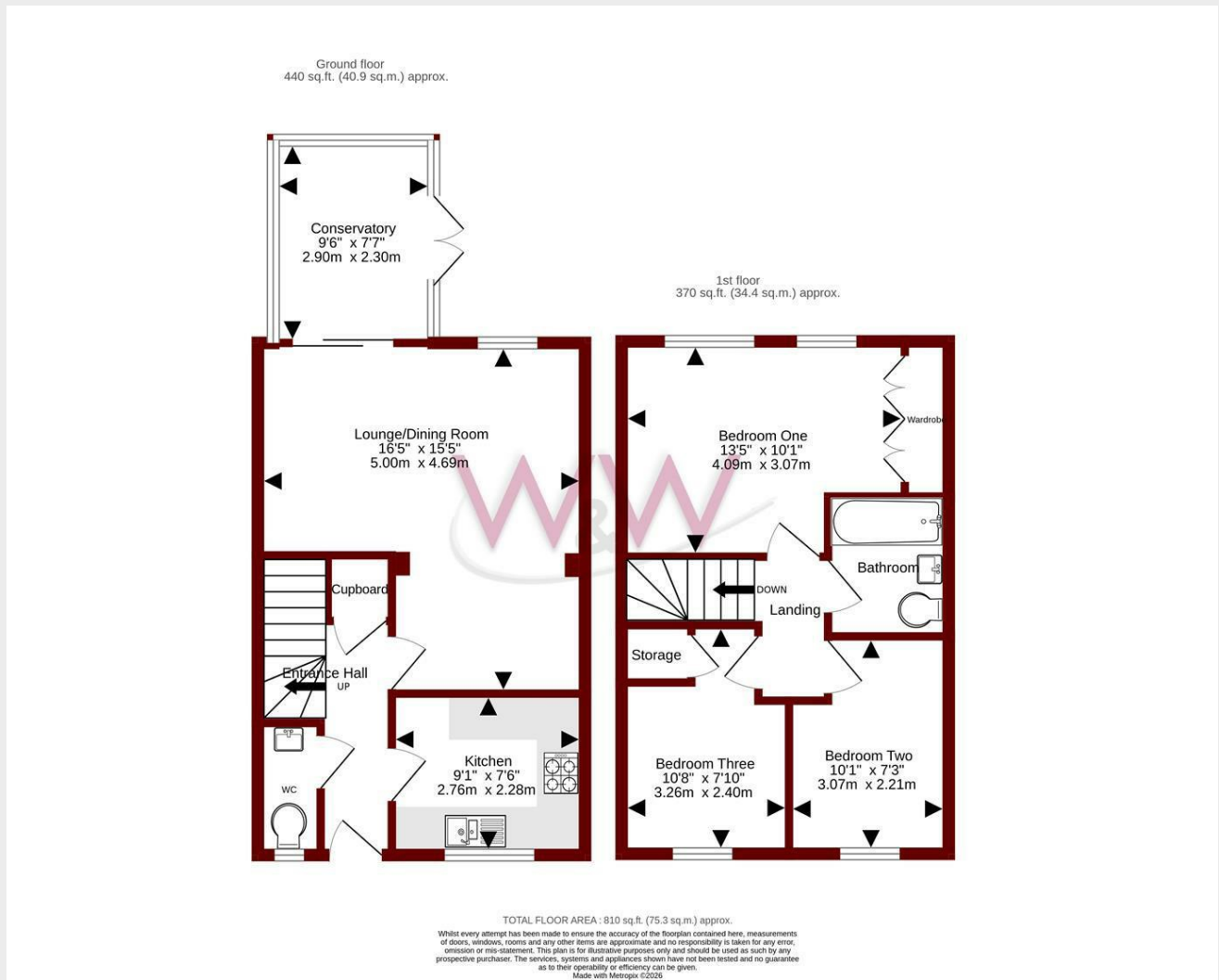
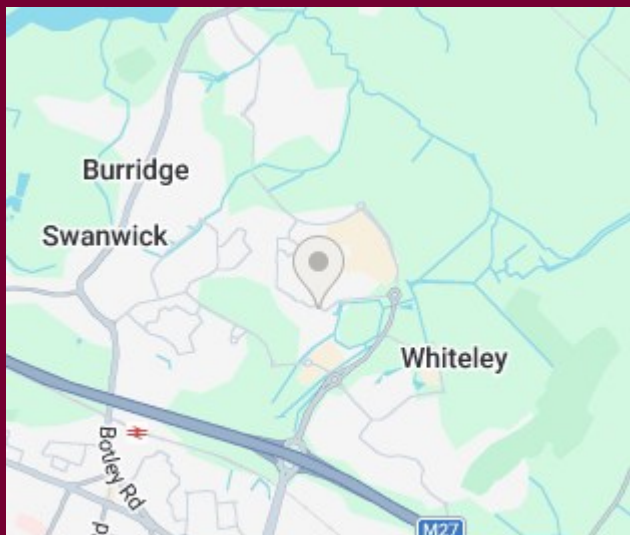
Heating - Gas central heating

Broadband - There is no broadband currently 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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		75	
(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

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