



4 Camellia Way, Whiteley, PO15 7NS

Asking Price £340,000



Camellia Way |

Whiteley | PO15 7NS

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W&W are delighted to offer for sale this extremely well presented three bedroom home. The property boasts three bedrooms, modern kitchen, L shaped lounge/dining room, cloakroom & modern main bathroom. The property also benefits from a southerly facing rear landscaped garden & allocated parking.

Camellia way is situated within easy strolling distance to Whiteley Shopping Centre providing a variety of shops and eateries and Meadowside Leisure Centre. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.





Extremely well presented three bedroom family home

Ideally located close to Meadowside

Welcoming entrance hall enjoying attractive tiled flooring flowing throughout the ground floor

Modern kitchen enjoying integrated oven, hob, fridge/freezer & washing machine

'L' shaped lounge/dining room with built in storage cupboard & double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom enjoying twin windows & built in wardrobes

Two additional bedrooms

Modern main bathroom comprising three piece white suite

Feature made to measure shutters to the kitchen & main bedroom to remain

Southerly facing rear landscaped garden laid to paved patio with shed to remain & side access opening out onto the allocated parking

Estate management charge approx. £398 PA

Short strolling distance to Whiteley Shopping Centre

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

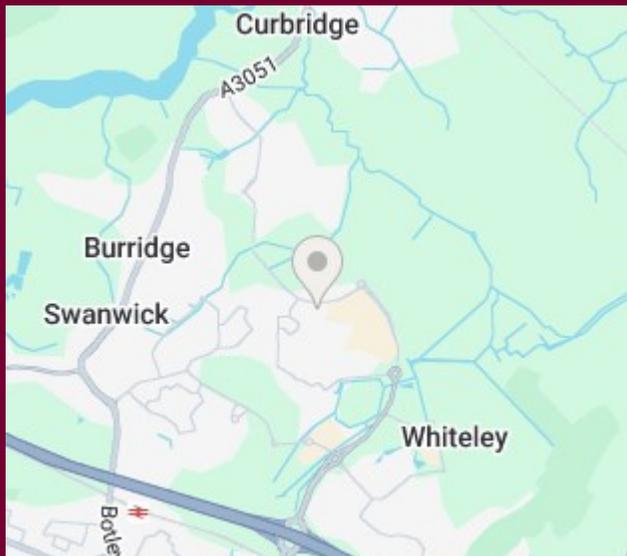
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

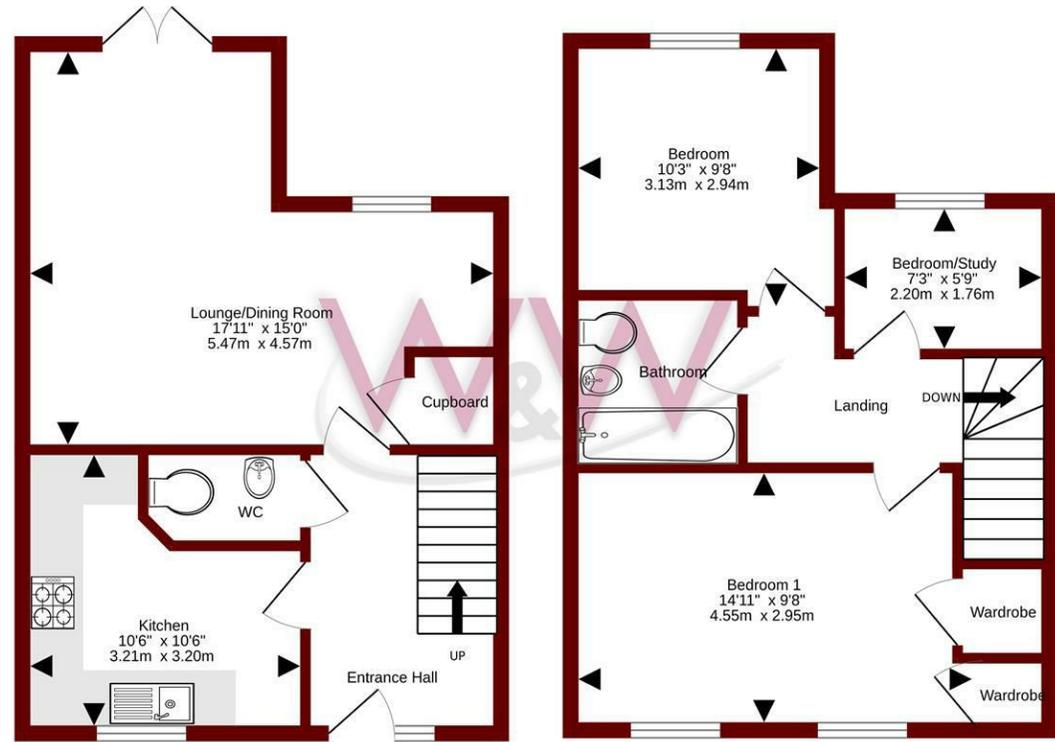
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
404 sq.ft. (37.5 sq.m.) approx.

1st floor
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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		90
(69-80)	C	78	
(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 - C - £1987.56 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk