



12 Rosemary Gardens, Whiteley, Fareham, PO15 7HD

Asking Price £295,000



Rosemary Gardens | Whiteley  
Fareham | PO15 7HD  
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W&W are delighted to offer for sale this end of terraced home situated in a tucked away position overlooking woodlands to the front offered with no chain ahead. Internally, the property boasts two bedrooms, lounge, kitchen, conservatory/dining room, main bathroom & en-suite shower room to the main bedroom. Outside, the property enjoys a rear garden, garage & driveway parking.

Rosemary Gardens is a sought after cul de sac just a short stroll to Whiteley Shopping Centre providing a variety of shops, eateries and amenities. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station

### 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.





End of terraced two bedroom home

Situated in a tucked away position overlooking woodlands to the front

No chain ahead

Lounge with window to the front enjoying woodland views & centrepiece fireplace

Kitchen/dining room with opening into the conservatory/dining room & built in understairs storage cupboard

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

12'3ft Conservatory/dining room with double doors opening out to the rear garden

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

Additional guest bedroom benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Rear garden majority laid to lawn with patio area, rear & side access

Garage with driveway parking

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

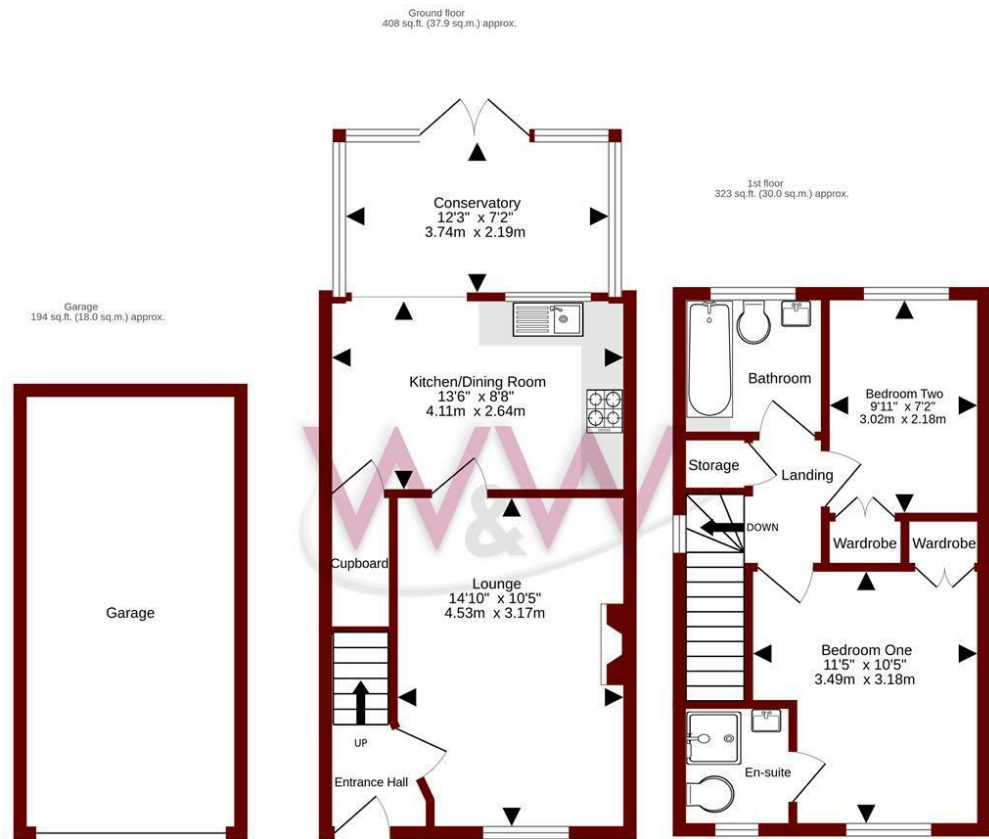
Sewerage - Mains

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/>



TOTAL FLOOR AREA : 924 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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