



7 Arabian Gardens, Whiteley, PO15 7HE

Asking Price £290,000





Arabian Gardens |  
Whiteley | PO15 7HE  
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W&W are delighted to offer for sale this extremely well presented two double bedroom end of terraced home. The property boasts two bedrooms, lounge/dining room, recently renovated & improved conservatory with 'thermal roof' & main bathroom. The property also benefits from a rear garden & driveway parking to the side for two vehicles.

Arabian Gardens is a sought after cul de sac in Whiteley, accessed via Rookery Avenue. The local primary school and shops are just a few minutes walk away, further amenities of Whiteley Shopping Centre are also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including Swanwick train station, A27 & M27







Extremely well presented two double bedroom end of terraced home

Situated in a sought after location

Spacious lounge with double doors opening into the conservatory

Modern kitchen enjoying attractive quartz effect worktops, attractive tiled splashback, integrated oven and hob with space for additional appliances

Triple aspect conservatory has been recently renovated with replacement 'thermal roof', replacement windows and two additional skylight windows, replacement door opening out to the rear garden

Main bedroom with wardrobes to remain

Guest bedroom also benefitting from built in airing cupboard

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

Rear landscaped garden majority laid to lawn with paved patio area, shed to remain & side access

Driveway parking for two vehicles to the side

Walking distance to local shops, schools, train station & further amenities

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

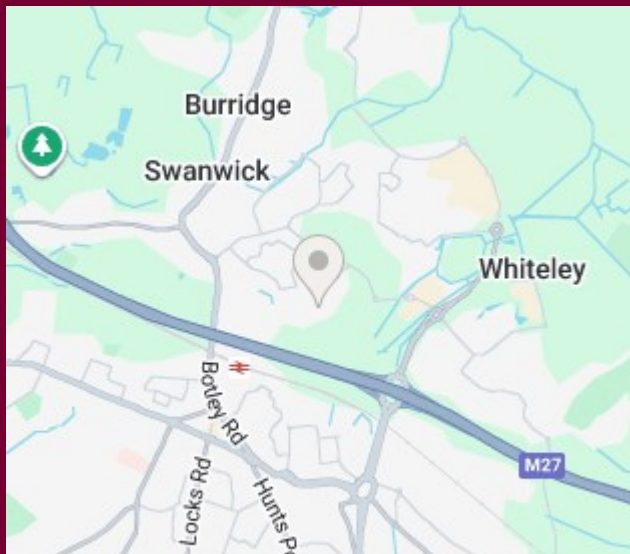
Sewerage - Mains

Heating - Gas central heating with 2022 replacement Vaillant boiler with smart Hive heating system

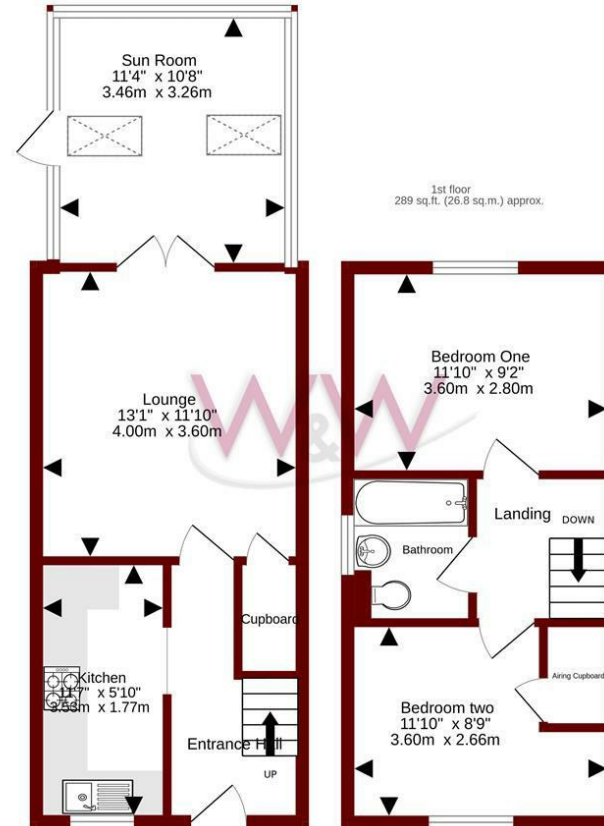
Broadband - There is broadband connected to the property

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  
411 sq.ft. (38.1 sq.m.) approx.



1st floor  
289 sq.ft. (26.8 sq.m.) approx.

TOTAL FLOOR AREA : 699 sq.ft. (65.0 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>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - D

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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