



15 Berber Close, Whiteley, Fareham, PO15 7HF

Asking Price £395,000



Berber Close | Whiteley

Fareham | PO15 7HF

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W&W are delighted to offer for sale this beautifully presented & improved four bedroom semi detached home situated down the end of a quiet cul de sac. Internally, the property enjoys four bedrooms, lounge, modern kitchen/dining room, cloakroom/utility room, modern re-fitted main bathroom & modern en-suite shower room. Outside, the property benefits from front & rear gardens as well as driveway parking for multiple vehicles.

Berber Close 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.

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.





Beautifully presented & improved four double bedroom semi detached family home

Situated in a tucked away position within a quiet cul de sac

No forward chain

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

Spacious living room with three feature decorative glass blocks

Kitchen/dining room with double doors opening out to the rear garden

Modern kitchen enjoying attractive wooden worktops & high gloss cabinets

Integrated appliances include oven, five ring gas hob, fridge, freezer & dishwasher

Utility room/cloakroom comprising of two piece suite, additional storage & space/plumbing for appliances

Galleried landing with airing cupboard

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite

Three additional double bedrooms all benefitting from built in wardrobes & one being on the ground floor

Beautifully renovated bathroom featuring a luxurious freestanding soaking tub & striking black-and-white patterned tile flooring

Rear landscaped garden enjoying multiple decked sun terraces providing perfect spaces for alfresco entertaining, shingled area & shed to remain

Frontage laid lawn, shingle & driveway providing parking for multiple vehicles

Walking distance to local shops, schools & further amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

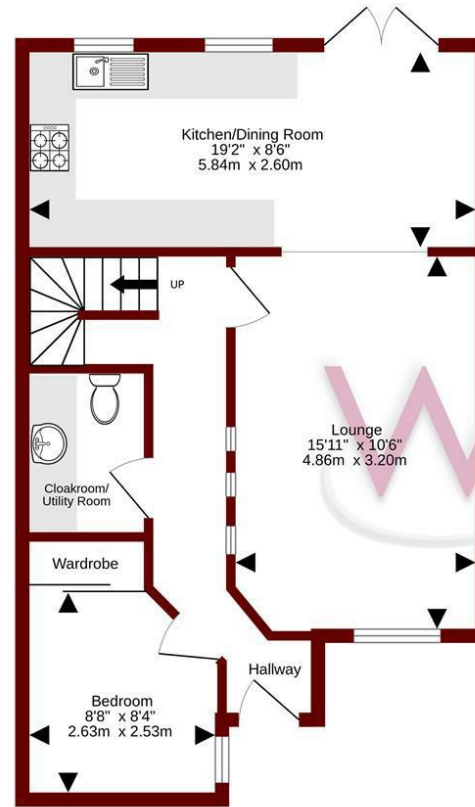
Broadband - There is broadband connected to the property

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

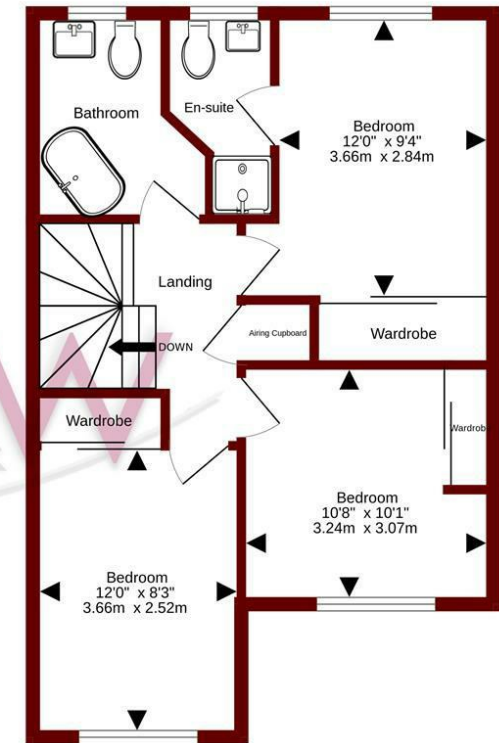
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
535 sq.ft. (49.7 sq.m.) approx.



1st floor
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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		
(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 - 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