



33 Berber Close, Whiteley, PO15 7HF

Asking Price £260,000



Berber Close |

Whiteley | PO15 7HF

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W&W are pleased to offer for sale this two bedroom terraced home offered with no chain ahead. The property boasts two bedrooms, modern kitchen, lounge/dining room & modern shower room. Outside, the property enjoys a rear garden & parking to the front for two 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.





Two double bedroom terraced home offered with no chain ahead

Replacement composite front door opening into the entrance hall

Modern re-fitted kitchen enjoying high gloss units, integrated oven/hob with space for additional appliances

Lounge/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Main bedroom benefitting from built in wardrobes

Modern shower room comprising three piece white suite & aqua panelling to all walls

Second bedroom with built in airing cupboard

Rear garden with majority laid to lawn, paved patio area & shrubbery

Driveway parking to the front for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

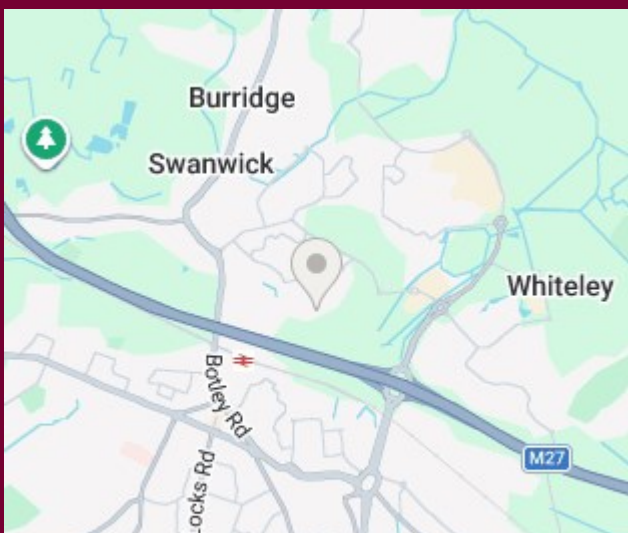
Sewerage - Mains

Heating - Gas central heating with replacement glow worm boiler

Broadband - There is broadband connected to the property

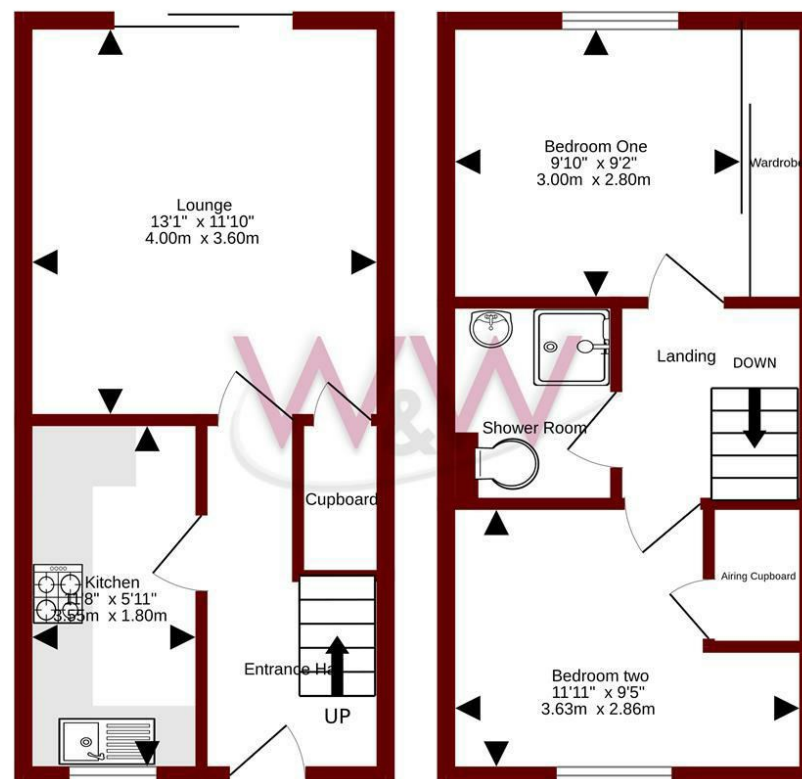
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
291 sq.ft. (27.0 sq.m.) approx.

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



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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	75	81
(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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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