



14 Whiteley Way, Whiteley, PO15 7QG

Asking Price £375,000



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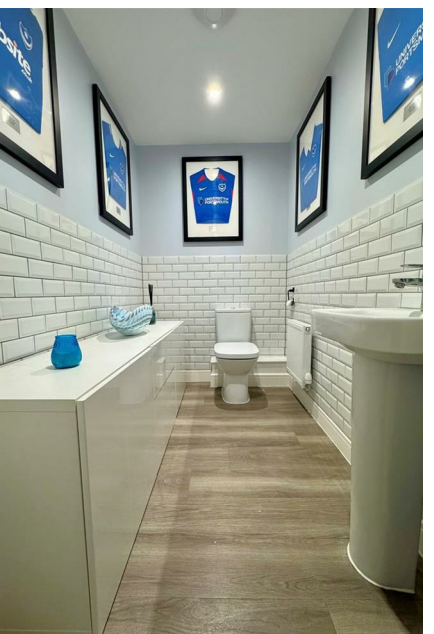
W&W are delighted to offer for sale this beautifully presented 2021 built three bedroom semi detached home. Internally, the property boasts versatile living accommodation spanning across three floors providing three double bedrooms, modern kitchen/breakfast room, lounge/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a rear landscaped garden, garage & driveway parking.

Whiteley Way is ideally situated within the popular and well-established community of Whiteley, Hampshire. The property benefits from convenient access to a range of local amenities, including shops, restaurants, schools and leisure facilities, while enjoying excellent transport links via the nearby M27. The surrounding area also offers a variety of green spaces and countryside, making it an attractive location for both families and commuters, with Southampton and Portsmouth easily accessible.

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 2021 built three double bedroom semi detached town house

Welcoming entrance hall enjoying built in understairs storage cupboard & attractive wood effect laminate flooring flowing throughout the ground floor

Modern kitchen/breakfast room enjoying quartz worktops & attractive cabinets

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

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

Downstairs cloakroom comprising two piece suite

Impressive main bedroom to the top floor benefitting from built in wardrobes, Velux windows & en-suite

Modern en-suite shower room comprising three piece white suite & attractive marble effect wall tiling

Two additional double bedrooms to the first floor with one benefitting from built in storage

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

Landscaped rear garden enjoying multiple paved patio areas, area laid to lawn & rear access

Garage & driveway parking

Estate management charge approx. £175.36 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

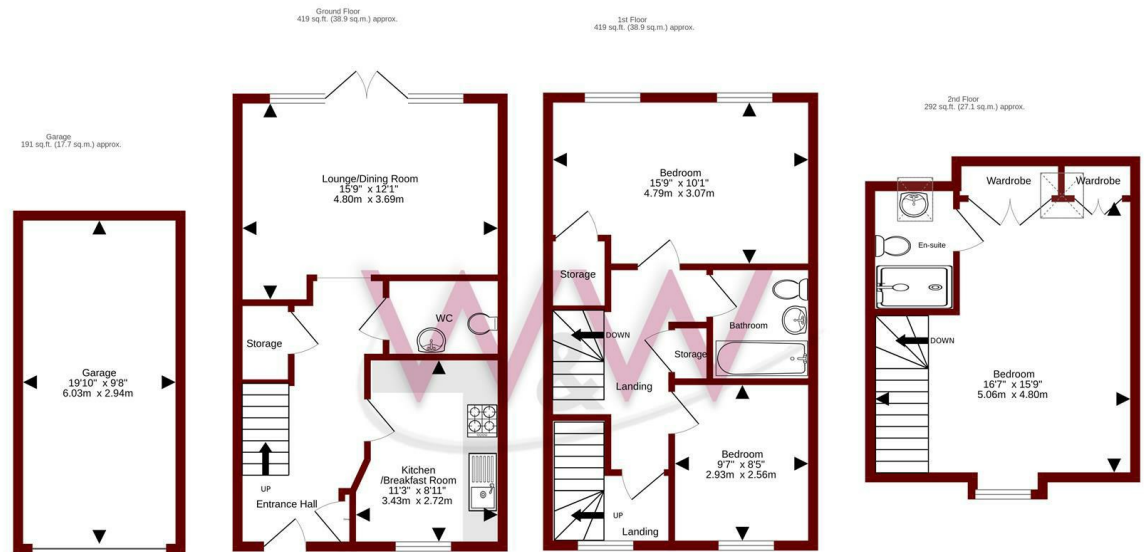
Sewerage - Mains

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 : 1321 sq.ft. (122.7 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		95
(81-91) B	85	
(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 - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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