



8 Egret Close, Whiteley, Fareham, PO15 7QP

Asking Price £310,000



Egret Close | Whiteley
Fareham | PO15 7QP
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W&W are delighted to offer for sale this beautifully presented two double bedroom end of terraced home situated in an enviable position overlooking woodland to the front. The property enjoys two double bedrooms, lounge/dining room, modern kitchen, cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear garden & allocated parking for two vehicles.

Egret Close is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a 20 minute walk away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is close to the property & 'Whiteley Primary School' is also within walking distance





Beautifully presented 2025 built two double bedroom end of terraced home

Situated 'in our opinion' in a peaceful, tucked away cul de sac location with woodland & pond nearby

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

Modern kitchen enjoying integrated oven, hob, slimline dishwasher, washing machine & fridge/freezer

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from modern en-suite shower room

Guest bedroom enjoying twin windows to the front & built in storage cupboard

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

Rear garden laid to lawn, paved patio area with shed to remain

Allocated parking for two vehicles

Estate management charge TBC

9 Years remaining on the NHBC

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

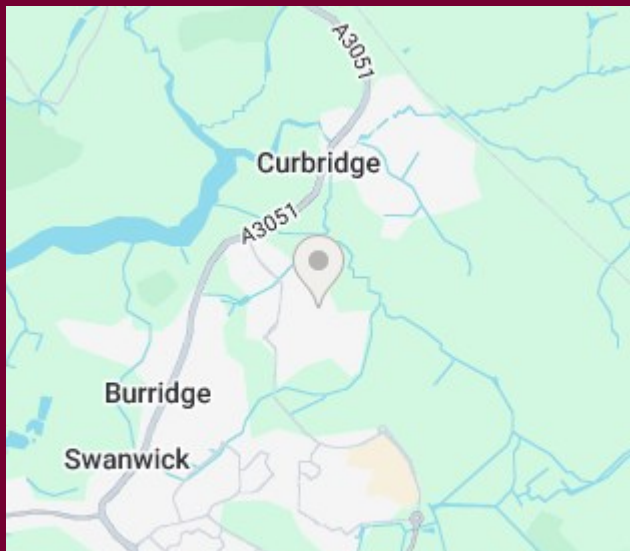
Sewerage - Mains

Heating - Gas central heating

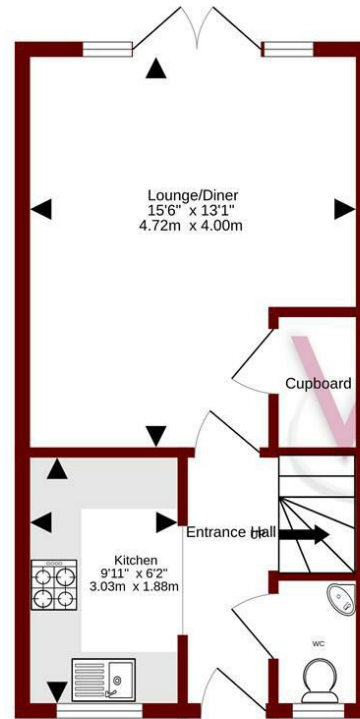
Broadband - There is broadband connected to the property

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

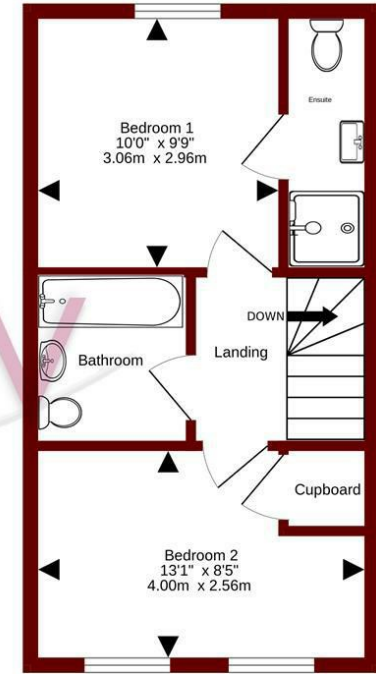
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
333 sq.ft. (31.0 sq.m.) approx.



1st Floor
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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	
	Potential
Very energy efficient - lower running costs	97
(92 plus) A	
(81-91) B	84
(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 - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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