



25 Thyme Avenue, Whiteley, PO15 7NB

Offers In Excess Of £290,000



Thyme Avenue |

Whiteley | PO15 7NB

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W&W are delighted to offer for sale this well presented & improved two double bedroom semi detached home situated in a quiet cul de sac. The property boasts two bedrooms, lounge/dining room, modern kitchen, downstairs cloakroom & modern main bathroom. The property also benefits from a 'in our opinion' a great size 45ft rear landscaped garden and driveway parking.

Thyme Avenue just a short stroll to Whiteley Shopping Centre & Meadowside Leisure Centre, providing a variety of shops & eateries as well as gym & cinema. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk away.





Well presented & improved two double bedroom semi detached home

Enviably positioned within a quiet cul de sac

Entrance hall enjoying built in storage cupboard

Modern re-fitted kitchen enjoying wood effect worktops & attractive high gloss cabinets

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

Lounge/dining room with patio doors opening out onto the rear garden

Main bedroom benefitting from built in wardrobes

Guest bedroom enjoying twin windows to the front

45ft Landscaped rear garden enjoying large decked sun terrace, area laid to lawn with display flower/shrubbery

'In our opinion' we feel that the garden offers a great degree of privacy backing onto mature woodlands

Driveway parking for multiple vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

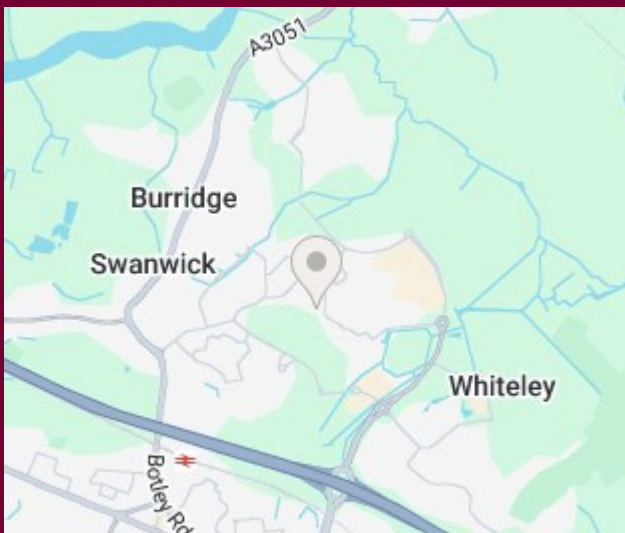
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

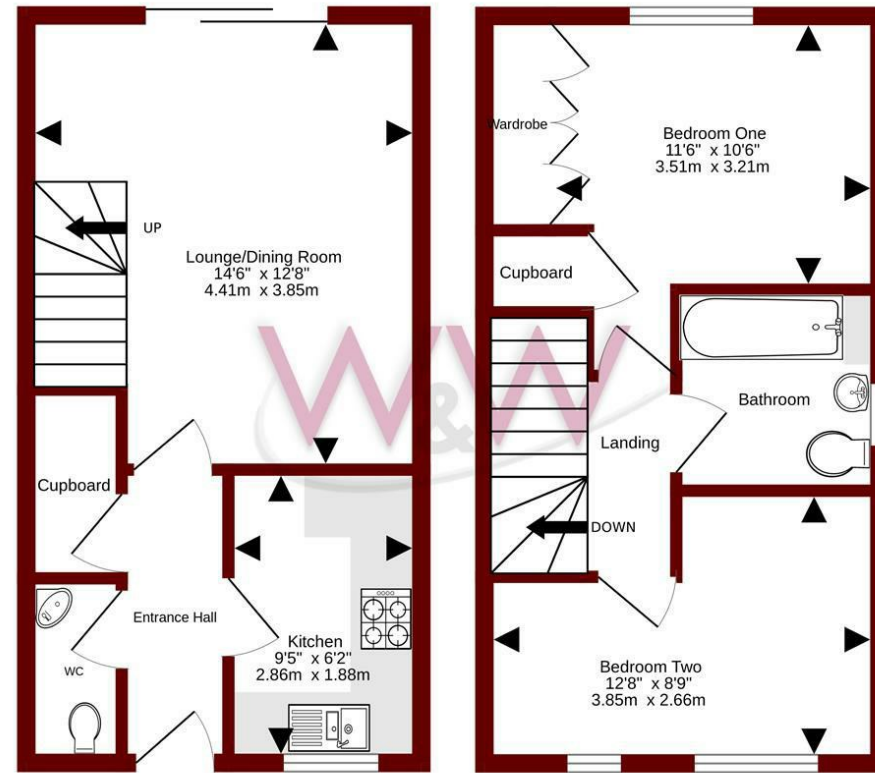
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
302 sq.ft. (28.1 sq.m.) approx.

1st floor  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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	76	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

Hants

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