

18 Whiteley Way, Whiteley, Fareham, PO15 7QG

Asking Price £350,000

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W&W are delighted to offer for sale this well presented 2021 built three bedroom semi detached home offered with no chain ahead. The property boasts three bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom, main bathroom & modern en-suite shower room. Outside, the property benefits from a rear garden, garage & driveway parking.

Whiteley Way is in the brand new Whiteley development ideally located for the modern family lifestyle, the shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a short stroll away, as is 'Meadowside', offering large play field, park & leisure centre. The nearby market town of Fareham and the M27, provides easy access to the vibrant coastal city of Portsmouth and further afield to London.







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.











Well presented '2021' built three bedroom semi detached home

Entrance hall enjoying attractive wood effect flooring flowing throughout the ground floor

Spacious lounge with window to the front

Open plan kitchen/dining room with double doors opening out onto the rear garden, large understairs storage cupboard & downstairs cloakroom

Modern kitchen boasting attractive high gloss cabinets/worktops with built in double oven, hob, fridge/freezer, dishwasher & washing machine

Main bedroom enjoying built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, attractive tiling & large double shower cubicle tray

Two additional double bedrooms with one benefiting from built in wardrobes

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

Rear landscaped garden majority laid to lawn with paved patio, side & rear access

Garage & driveway parking to the rear

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

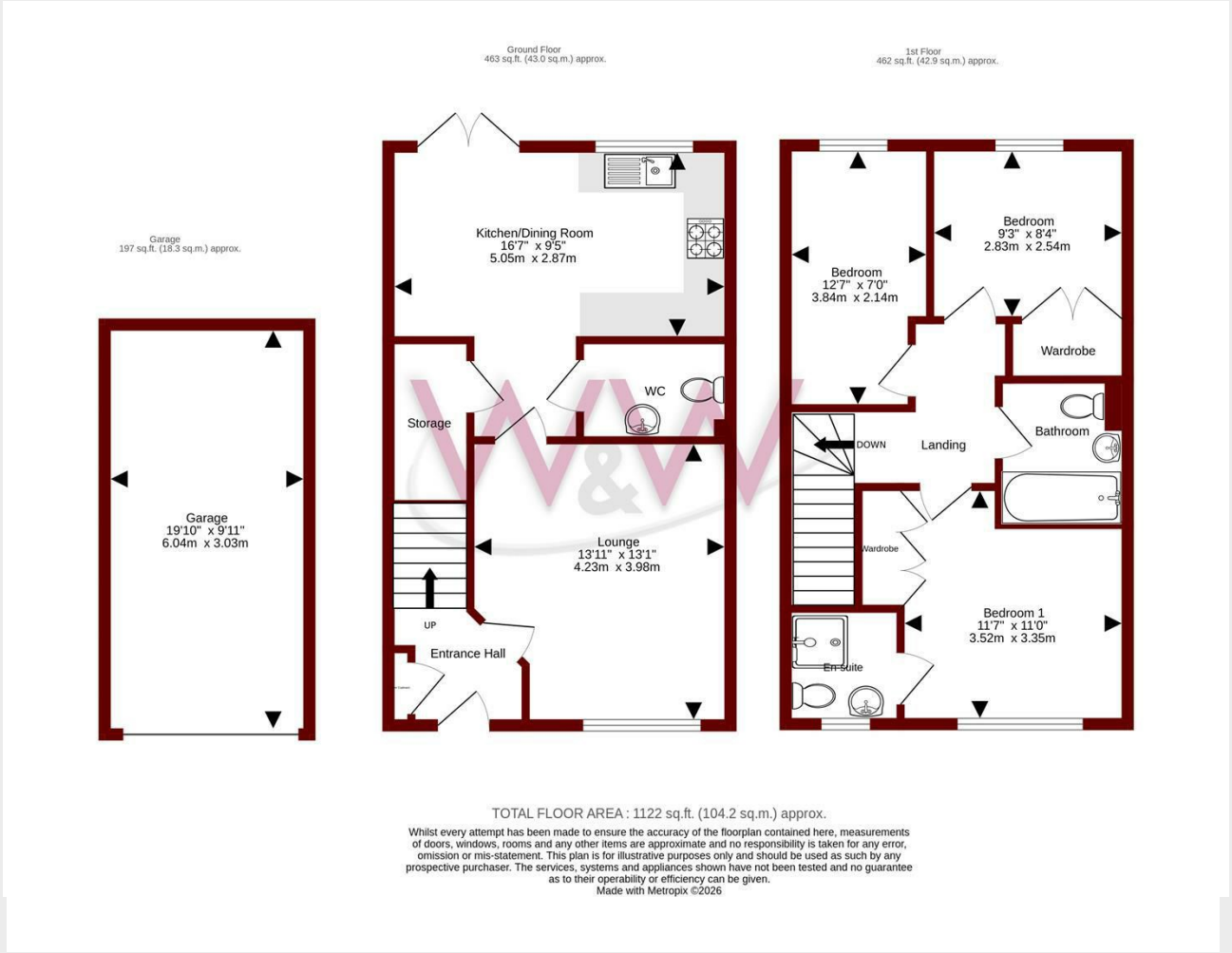
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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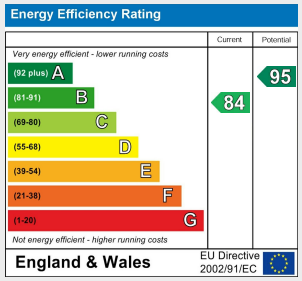






TOTAL FLOOR AREA : 1122 sq.ft. (104.2 sq.m.) approx.

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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Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre
Whiteley Way
Whiteley
Hants
PO15 7PD
01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk