



5 Barn Owl Close, Whiteley, Fareham, PO15 7QN

Asking Price £300,000



Barn Owl Close | Whiteley  
Fareham | PO15 7QN  
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W&W are delighted to offer for sale this well presented & upgraded two double bedroom terraced home. The property boasts two double bedrooms, modern kitchen, lounge/dining room, cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a landscaped rear garden & allocated parking for two vehicles.

Barn Owl Close is in the 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 2022 built two double bedroom terraced home

Welcoming entrance hall enjoying Amtico flooring flowing throughout the ground floor

Modern kitchen with Silestone worktops, attractive cabinets & upgraded LED kickboard lighting

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

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

Downstairs cloakroom

Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite with feature large low profile shower cubicle tray & attractive wall tiling

Guest bedroom benefitting from twin windows & built in storage

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

Southerly facing rear landscaped garden enjoying paved patio area for alfresco dining, area raised to lawn with display flowers & rear access

Allocated parking to the rear for two vehicles

Estate management charge approx. £175 PA

Remainder of the NHBC warranty

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

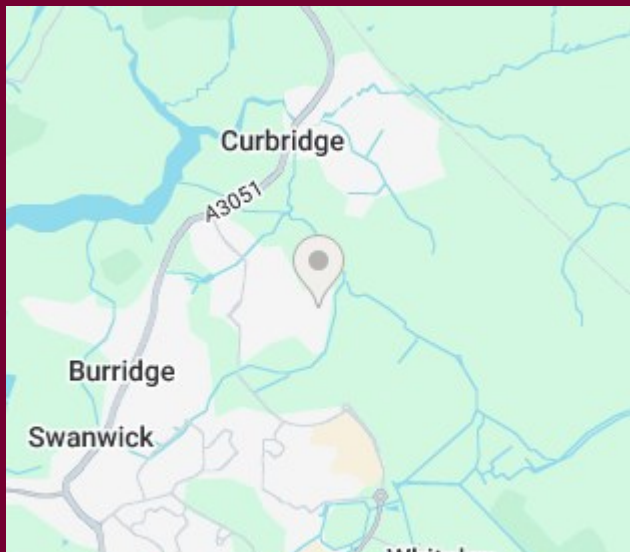
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

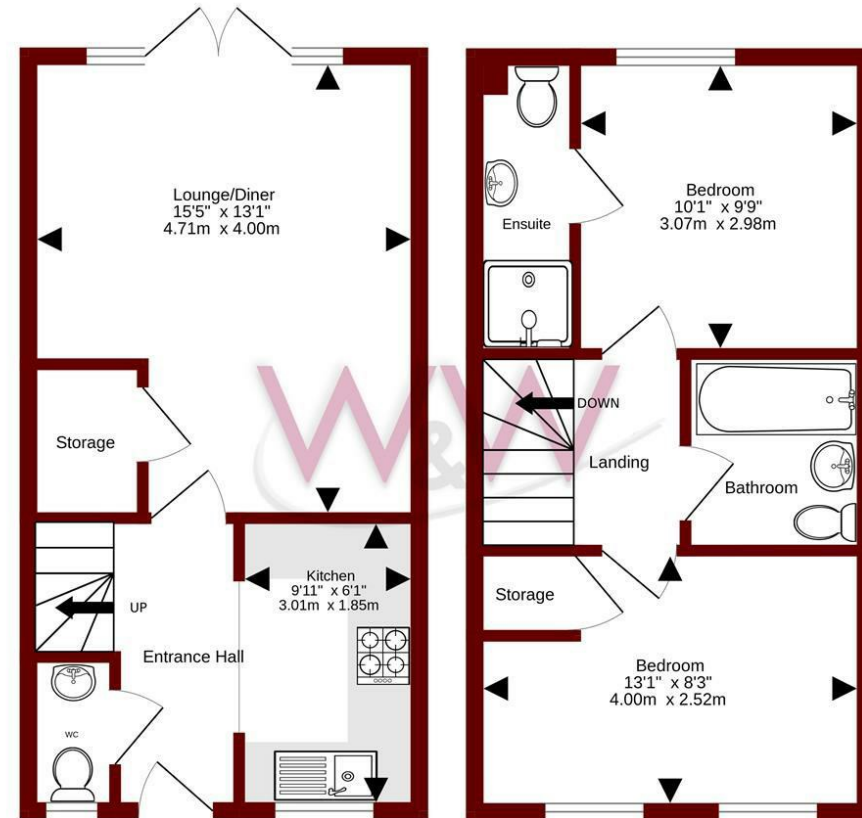
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
332 sq.ft. (30.8 sq.m.) approx.

1st Floor  
331 sq.ft. (30.7 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                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 98        |
| (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

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk