



11 Wells Close, Whiteley, PO15 7HP

Offers In Excess Of £300,000



Wells Close |

Whiteley | PO15 7HP

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W&W are delighted to offer for sale this well presented & improved three bedroom end of terrace situated in a quiet cul de sac. The property boasts three bedrooms, kitchen/dining room & modern re-fitted main bathroom. The property also benefits from a enclosed rear garden with side access & driveway parking.

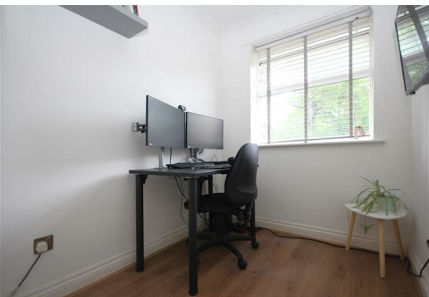
Wells Close is situated in the 'Sweethills Crescent' area of Whiteley. The 'Ofsted Outstanding' Primary School alongside local amenities including Co Op, takeaways, hairdressers and community centre within walking distance, as is Swanwick train station. Further shops and amenities can be found in Whiteley Shopping Centre which is just a 20 minute walk. The excellent transport links including A27, M27 & Swanwick train station are easily accessible from the property.



### 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 & improved three bedroom end of terraced home

Sought after quiet cul de sac location with woodlands close by

Spacious lounge with centrepiece media wall with inset for TV and centrepiece fireplace

Kitchen/dining room with built in understairs storage cupboard & door opening out to the rear garden

The kitchen enjoys attractive wood effect worktops, integrated oven/hob with space for additional appliances

Main bedroom benefitting from a built in double wardrobe

Two additional bedrooms

Modern re-fitted main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden enjoying paved patio area, lawn with display shrubbery/flowers beds & side access

Driveway parking to the front for two vehicles with EV charger to remain

AGENTS NOTE - We understand from our seller that the property has been underpinned historically

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

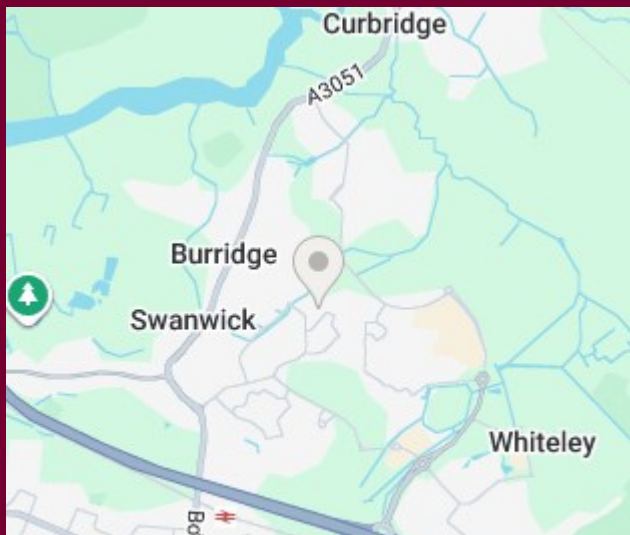
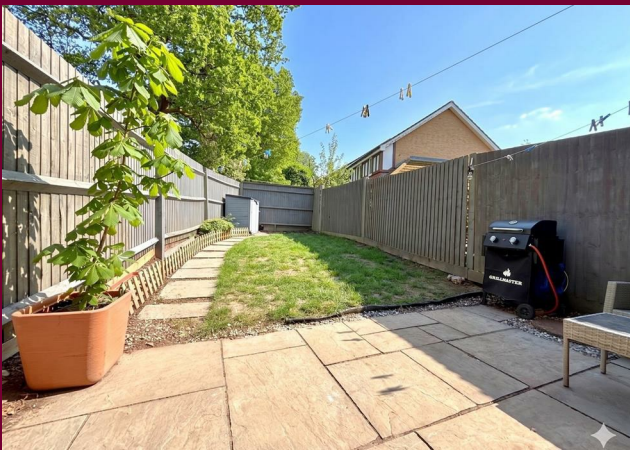
Sewerage - Mains

Heating - Gas central heating

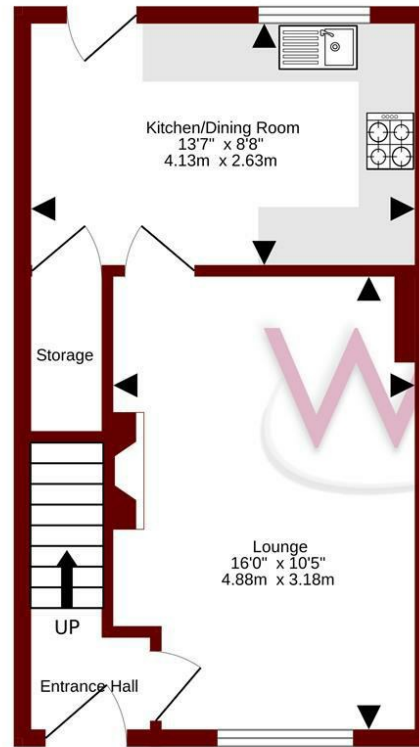
Broadband - There is broadband connected to the property

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

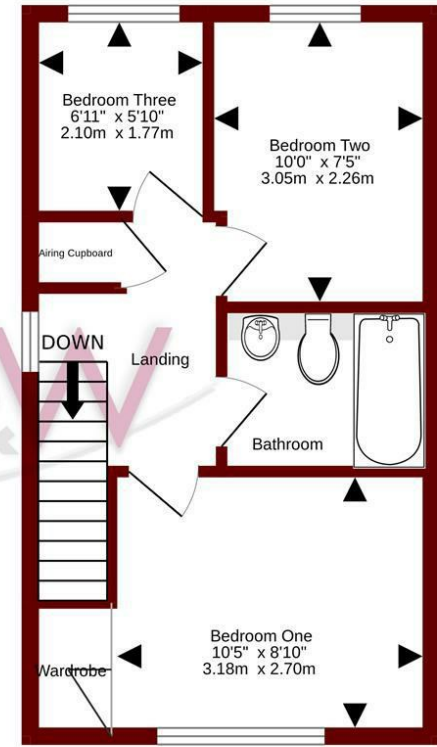
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
328 sq.ft. (30.5 sq.m.) approx.



1st floor  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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			87
(69-80) C		72	
(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 - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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