



8 Rosemary Gardens, Whiteley, PO15 7HD

Offers In Excess Of £300,000



Rosemary Gardens |  
Whiteley | PO15 7HD  
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W&W are delighted to offer for sale this well presented two bedroom end of terrace house. The property boasts a reconfigured ground floor layout now enjoying an open plan kitchen/living/dining room, two bedrooms, family bathroom & stunning 2021 modern re-fitted en-suite shower room to the master bedroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking.

Rosemary Gardens is a sought after cul de sac just a short stroll to Whiteley Shopping Centre providing a variety of shops, eateries and amenities. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station





Well presented two bedroom end of terraced home

Sought after cul de sac location within walking distance to shops, schools & Meadowside

Truly impressive open plan kitchen/living/dining room with feature Ashwood breakfast bar

Integrated appliances include oven/hob with space for additional appliances

Main bedroom enjoying built in wardrobes & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite & attractive tiling

Additional bedroom benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Southerly facing landscaped rear garden which is 'in our opinion' of a good size

In our opinion we feel that the garden offers a good level of privacy with mature trees/shrubbery

Garden is majority laid to lawn & decked sun terrace

Garage with electric & power

Driveway parking

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

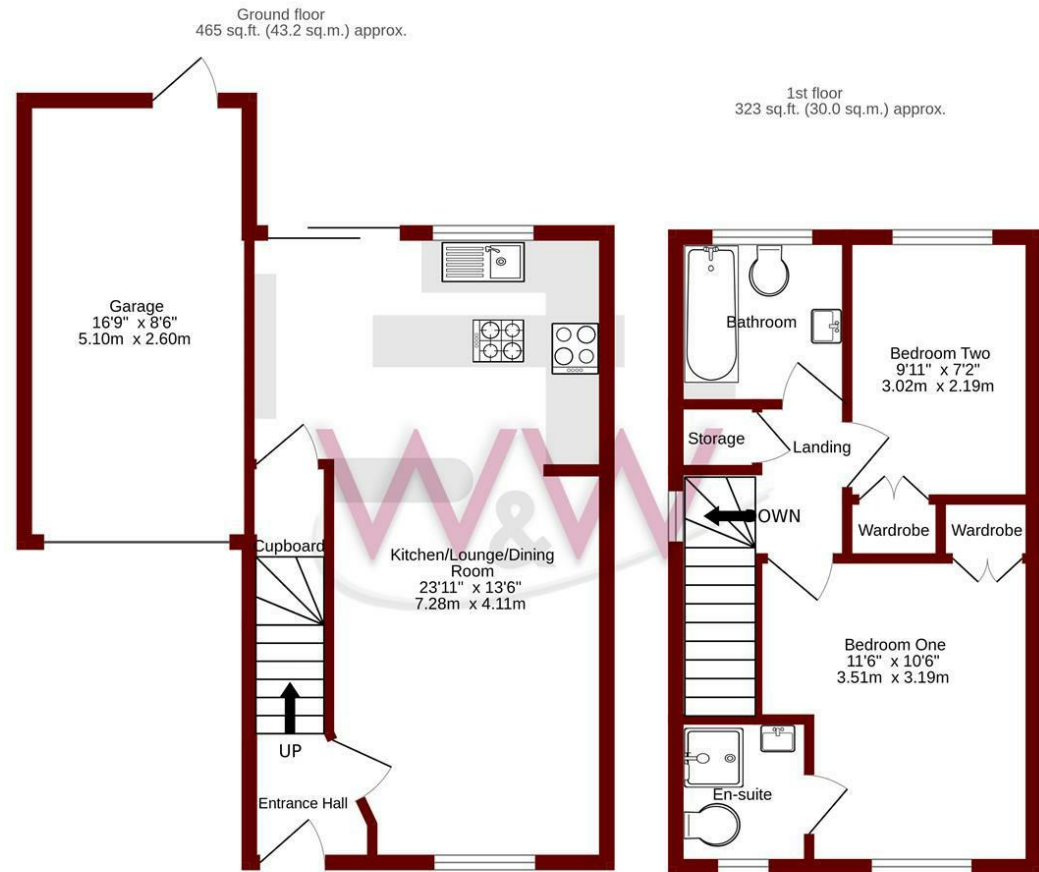
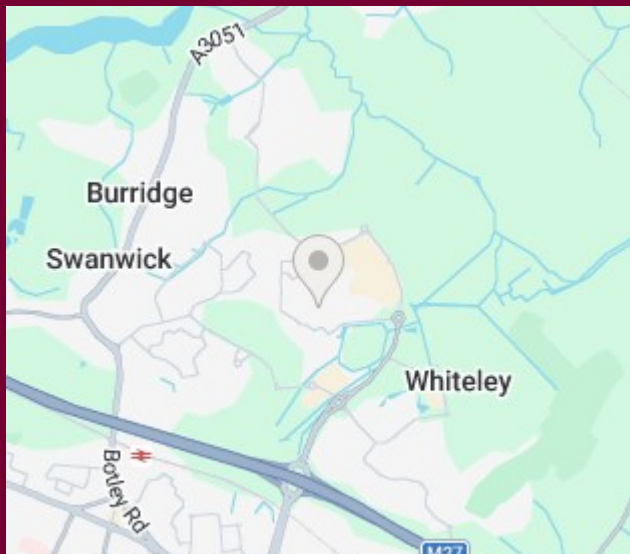
Sewerage - Mains

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/>



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	73	
(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

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Whiteley

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