



2 Exmoor Close, Whiteley, Fareham, PO15 7DF

Asking Price £350,000



Exmoor Close | Whiteley

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W&W are pleased to offer for sale this well presented & extended three bedroom semi detached home offered with no forward chain. Internally, the property enjoys three bedrooms, lounge, modern kitchen/dining room, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys a rear landscaped garden & allocated parking for two vehicles to the rear.

Exmoor close is a quiet cul de sac with 'Clydesdale Park' beyond in 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. Whiteley Shopping Centre is less than a 10 minute drive away providing Tesco & a variety of eateries.



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 & extended semi detached home sitting on an enviable corner plot location

No forward chain

Versatile living accommodation spanning across three floors

Welcoming entrance hall with attractive wood flooring

Lounge with window to the front and built in understairs storage cupboard

Kitchen/dining room with door opening out to the rear garden

Modern kitchen enjoying attractive cabinets/worktops, integrated oven/hob & dishwasher with space for additional appliances

Main bedroom to the top floor benefitting from built in storage, access to eaves storage, Velux windows & en-suite

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

Two additional bedrooms to the first floor

Landing with utility cupboard providing space/plumbing for washing machine

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

Rear garden laid to lawn & shrubbery with rear access

Allocated parking to the rear for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

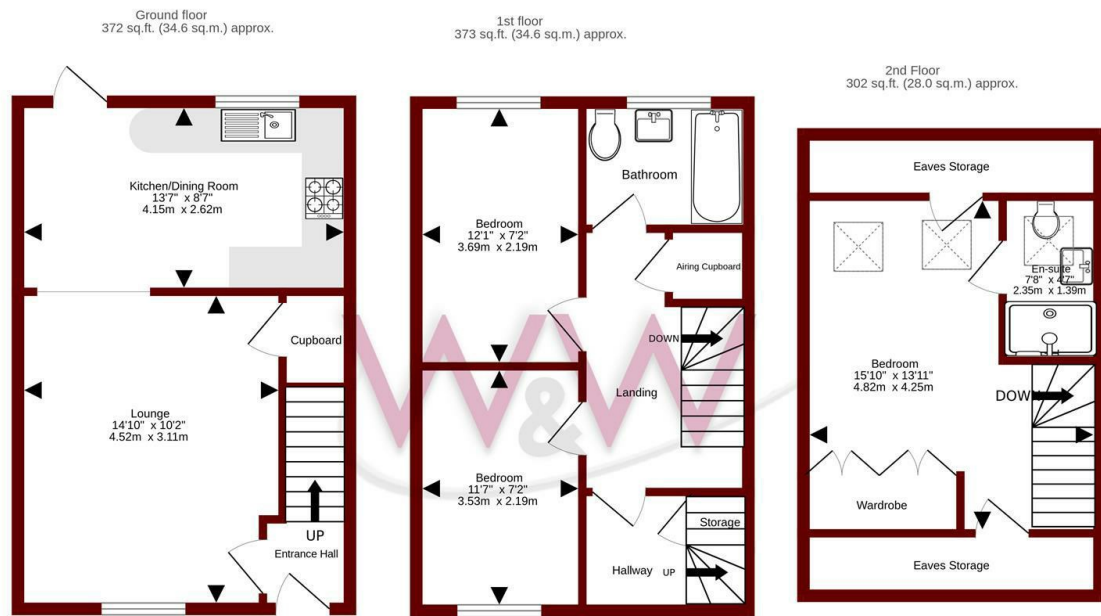
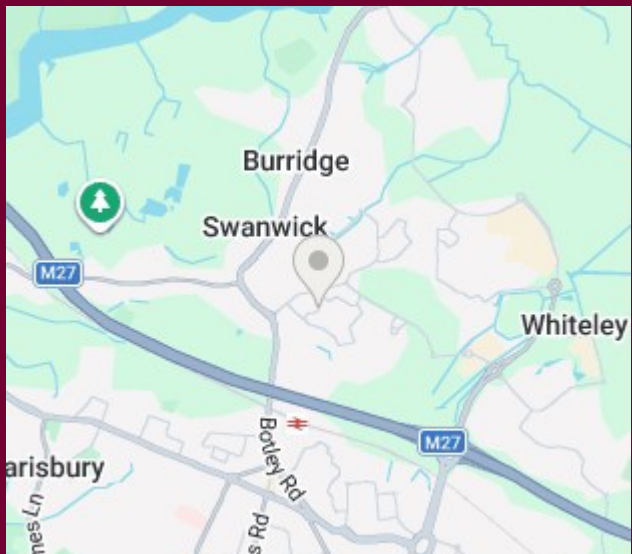
Sewerage - Mains

Heating - Gas central heating with replacement glow worm combination boiler

Broadband - There is broadband connected to the property

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

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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		85
(81-91) B		
(69-80) C	74	
(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

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