



12 Gardenia Drive, Fareham, PO15 5DN

Asking Price £275,000



Gardenia Drive |
Fareham | PO15 5DN
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W&W are pleased to offer for sale this well presented two double bedroom semi detached home. The property boasts two double bedrooms, kitchen, living/dining room, downstairs cloakroom & shower/wet room. The property also benefits from a rear landscaped garden and parking to the front.

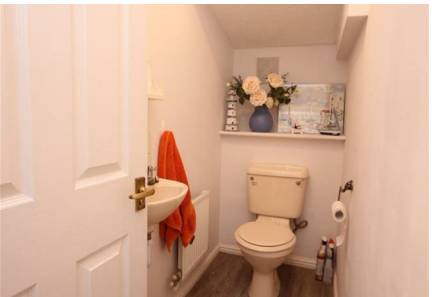
Gardenia Drive is situated in the village of Titchfield Park benefitting many excellent transport links within easy access including the A27 & M27. Whiteley Shopping Centre is less than 2 miles away providing a variety of shops & eateries alongside Tesco & Cineworld, further shops, takeaways & TGI Fridays are just a 15 minute walk away! The property is within catchment for Park Gate Primary & Brookfield Senior School.



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 two double bedroom house

Welcoming entrance hall

Kitchen to the front of property with built in oven and hob and space for additional appliances

Spacious living room with under stairs storage cupboard and french doors opening out onto the rear garden

Downstairs cloakroom with two piece suite

Main bedroom benefiting from built in wardrobes

Additional bedroom of double size

Wet room with tiled walls, wash basin and wc

Landscaped garden enjoying block paved patio, area laid to lawn and rear access

Parking for two vehicles to the front of the property

The current owner has replaced the external doors and windows

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with Worcester combi boiler

Broadband - There is broadband connected to the property

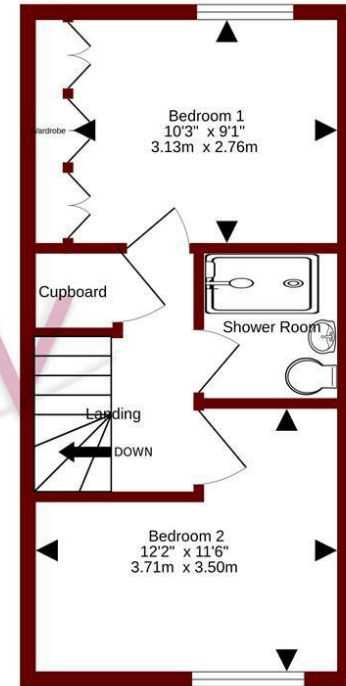
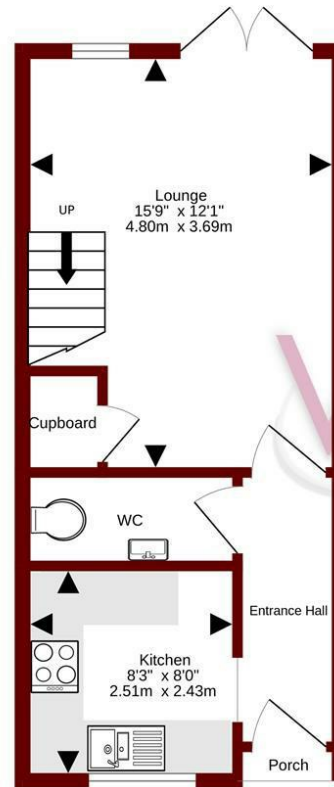
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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



Ground floor
321 sq.ft. (29.8 sq.m.) approx.

1st floor
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.1 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		90
(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 - £ Per Annum

Tenure - Freehold

Current EPC Rating -

Potential EPC Rating -

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk