



33 Sorrel Drive, Whiteley, Fareham, PO15 7JL

Asking Price £260,000



Sorrel Drive | Whiteley

Fareham | PO15 7JL

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W&W are pleased to offer for sale this well presented two double bedroom terraced home offered with no chain ahead. The property boasts two double bedrooms, lounge, kitchen, dining room & main bathroom. The property also benefits from a rear garden & driveway parking for two vehicles.

Sorrel Drive is a tucked away cul de sac just a few minutes walk to Whiteley Shopping Centre offering a variety of shops, eateries & amenities. Swanwick train station is also within walking distance & other fantastic transport links 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 two double bedroom terraced home

No chain ahead

Replacement composite front door opening into the hallway enjoying wood effect laminate floor flowing into the lounge & dining room

Spacious lounge with built in understairs storage cupboard

Kitchen boasting integrated oven/hob with space for additional appliances

Dining room with patio doors opening out to the garden

Main bedroom benefitting from twin windows & built in wardrobes

Guest bedroom also benefitting from built in wardrobe

Modern main bathroom comprising three piece white suite with feature attractive aqua panelling to the wall

Rear enclosed garden enjoying decked sun terrace, area laid to lawn with display shrubbery & shed to remain

Driveway parking to the front for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

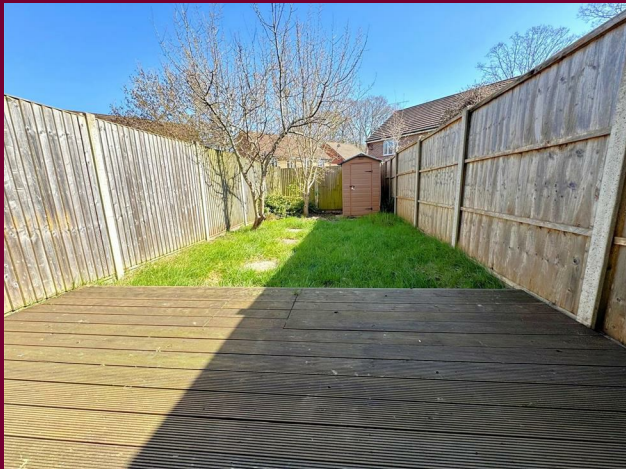
Sewerage - Mains

Heating - Gas central heating with replacement glow worm boiler

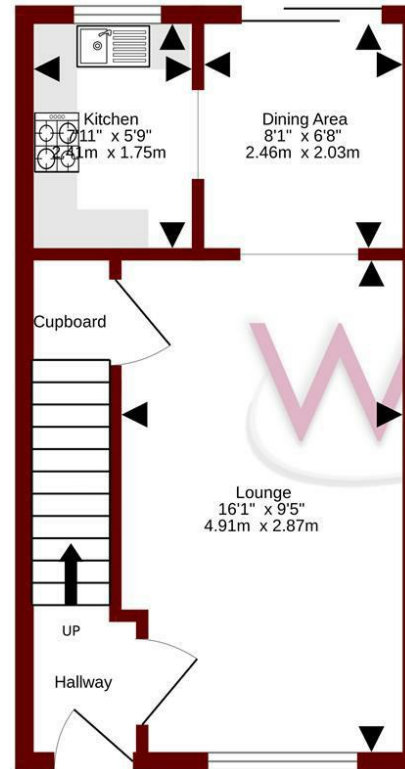
Broadband - There is broadband connected to the property

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

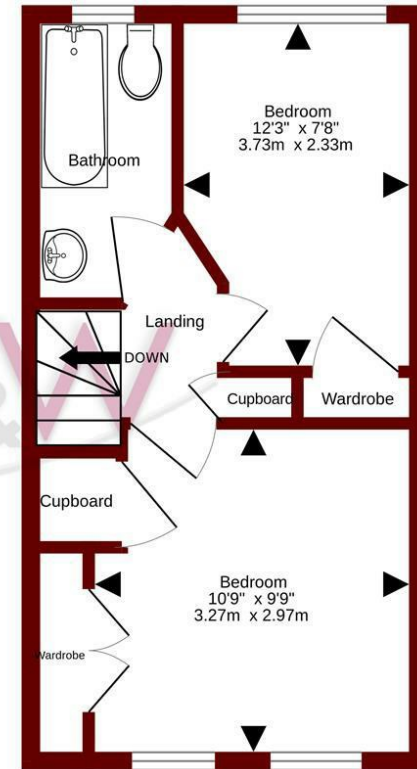
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
292 sq.ft. (27.1 sq.m.) approx.



1st floor
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.2 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			92
(81-91) B			
(69-80) C		77	
(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

Whiteley Way

Whiteley

Hants

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