



64 Saffron Way, Whiteley, PO15 7LQ

Asking Price £343,000



Saffron Way |
Whiteley | PO15 7LQ
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W&W are delighted to offer for sale this well presented & improved three bedroom semi detached home. The property enjoys three bedrooms, lounge, kitchen/dining room, cloakroom & main bathroom. The property also benefits from a rear landscaped garden, garage & driveway parking for multiple vehicles.

Saffron Way is just a five minute walk to the shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance of the local primary school's 'Whiteley Primary School' & 'Cornerstone'. Also easily accessed is Swanwick train station, the A27 & M27.





Well presented three bedroom semi detached family home

Entrance hall enjoying built in understairs storage cupboard

Modern kitchen/dining room with space for appliances & double doors into the lounge

Spacious lounge with double doors opening out to the rear garden

Downstairs cloakroom

Main bedroom with twin windows to the rear

Two additional bedrooms with one benefitting from built in storage

Main bathroom comprising three piece suite

Landscaped rear garden majority laid to lawn, two paved patio areas & display flower/shrubbery

Garage and driveway parking for multiple vehicles

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 and the seller informs us that this is supplied by Rebel

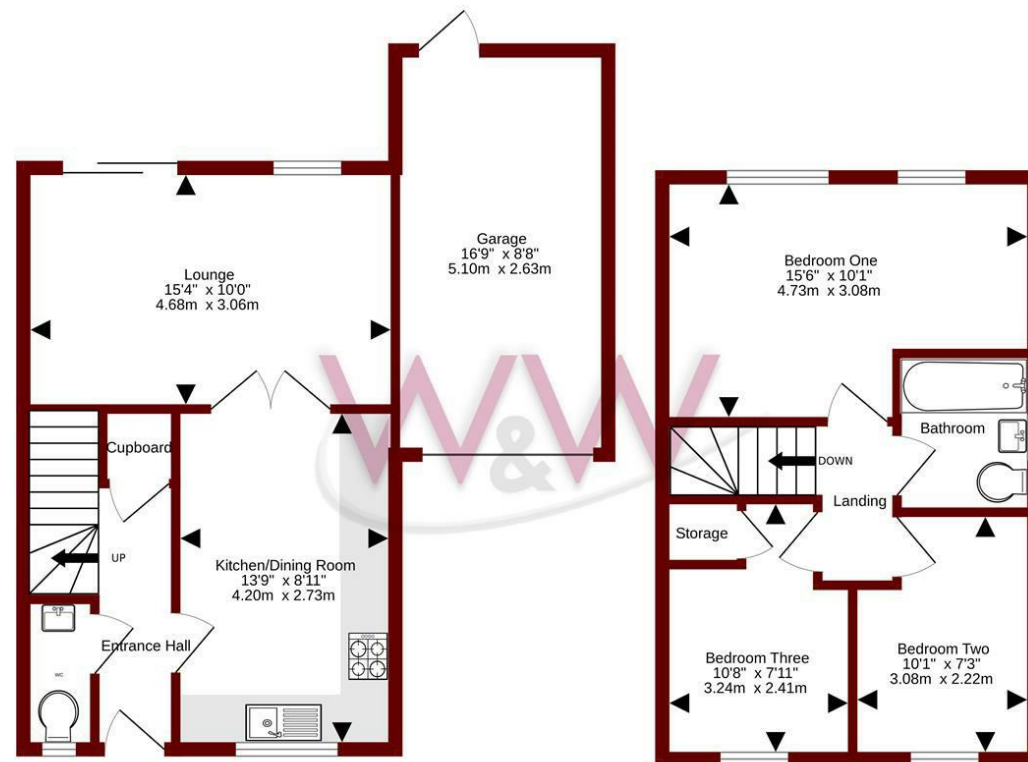
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
517 sq.ft. (48.1 sq.m.) approx.

1st floor
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	79
EU Directive 2002/91/EC		

Council Tax Band - D - £2236 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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