



17 Maple Rise, Whiteley, Fareham, PO15 7GT

Asking Price £350,000



Maple Rise | Whiteley

Fareham | PO15 7GT

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W&W are pleased to offer for sale this well presented three bedroom town house. Internally the property boasts over 1300 sq.ft providing three bedrooms, lounge, kitchen/dining room, family room, cloakroom, main bathroom & en-suite shower room. Outside, the property benefits a rear garden, garage & driveway parking.

Maple Rise is a cul de sac situated just a 5 minute walk to Tesco & the variety of shops, eateries and amenities of Whiteley Shopping Centre. The property is also within walking distance to the local Cornerstone primary school & Whiteley primary school. Transport links are easily accessible via this property with the M27 being a 5-10 Minute drive away from the property and the nearest train station being a 20 minute walk.





Well presented & improved three bedroom town house

Offered with no chain ahead

Front door opening into the family room/reception room with attractive wood effect laminate flooring flowing into the kitchen/dining room

Modern re-fitted kitchen/dining room with attractive matte cabinets, butchers block effect worktops, breakfast bar & built in understairs storage cupboard

Integrated appliances include oven, hob, fridge/freezer, dishwasher, wine cooler & washing machine

Downstairs cloakroom comprising two piece suite

Spacious lounge to the first floor with twin windows

Main bedroom to the top floor with twin windows, built in wardrobes & en-suite

En-suite shower room comprising three piece white suite

Two additional bedrooms both benefitting from built in wardrobes

Main bathroom comprising three piece suite & attractive mosaic style flooring

To be completed landscaped garden enjoying composite decked sun terrace, raised area laid to lawn and shingle with rear access

Garage & driveway parking

Agents Note; the garden image of the lawn area is AI generated to show what it may look like once completed

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

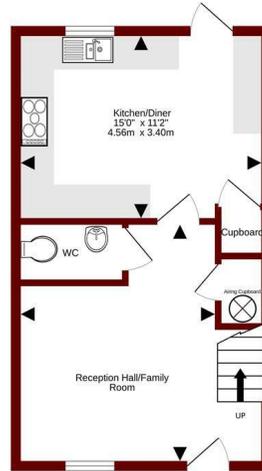
Broadband - There is broadband connected to the property

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

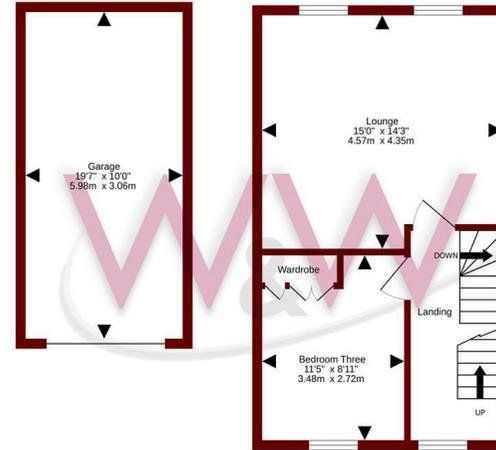
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



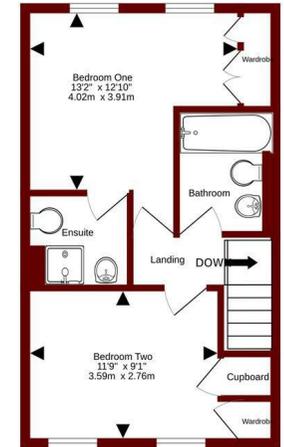
Ground floor  
576 sq.ft. (53.5 sq.m.) approx.



1st floor  
380 sq.ft. (35.3 sq.m.) approx.



2nd floor  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.7 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	EU Directive 2002/91/EC		

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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