



20 Kipling Close, Whiteley, Fareham, PO15 7LR

Asking Price £450,000



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Fareham | PO15 7LR
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W&W are delighted to offer for sale this well presented three/four bedroom detached town house situated in a tucked away position overlooking woodlands to the front. Internally, the property enjoys three double bedrooms, lounge, kitchen/dining room, study/bedroom four, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property benefits from a rear landscaped garden, garage & driveway parking.

Kipling Close is located in the 'Sweethills Crescent' area of the ever popular village of Whiteley, the shopping centre is within a 25 minute walk with plenty of woodland shortcuts. Cornerstone Primary School is just a short walk away. The local Co Op alongside takeaways, hairdressers & Whiteley Primary School are just a mile away. Swanwick Train Station is within walking distance and other excellent transport links are easily accessible including A27 & M27.

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 three/four bedroom detached town house

One owner since built

Situated in a tucked away position overlooking greenery/woodlands to the front

Welcoming entrance hall enjoying attractive wood effect laminate flooring

Kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Integrated appliances include oven and hob with space for additional appliances

Study/Bedroom four to the front

L shaped lounge to the first floor with twin windows & centrepiece fireplace with inset electric fire

Main bedroom benefitting from built in wardrobes, twin windows overlooking the woodlands & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite with feature low profile shower cubicle & attractive wall tiling

Two double bedrooms with both benefitting from built in storage & modern main bathroom to the top floor

Landscaped rear garden majority laid to lawn with display flower/shrubbery, paved patio area perfect for alfresco dining & feature outside water tap/power sockets

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

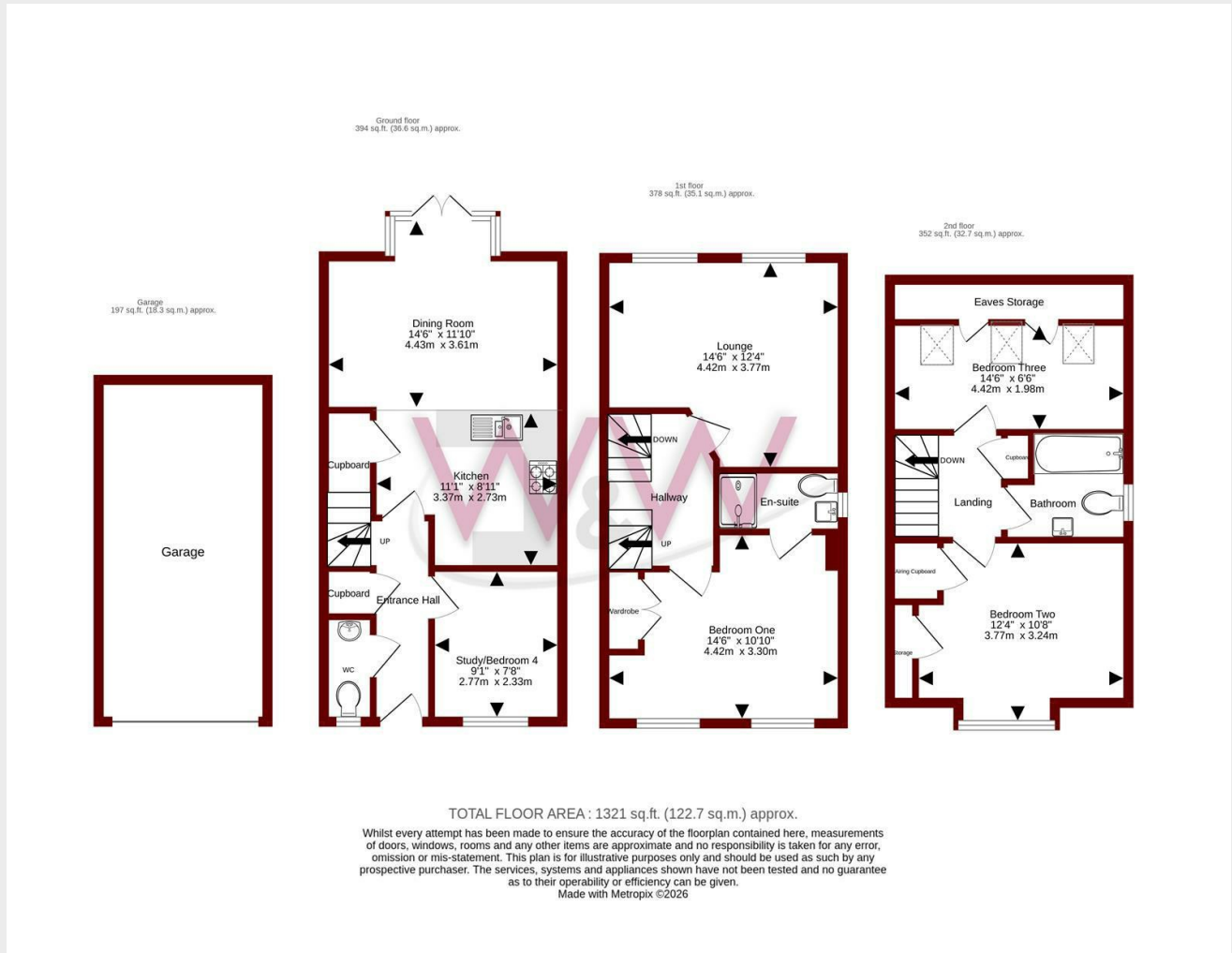
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(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 - C

Potential EPC Rating - B

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