



26 Hemingway Gardens, Whiteley, Fareham, PO15 7EY

Asking Price £420,000



Hemingway Gardens | Whiteley
Fareham | PO15 7EY
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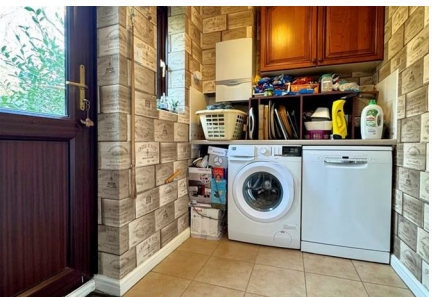
W&W are delighted to offer for sale for the first time since built this well presented three bedroom detached family home situated in a quiet cul de sac. The property boasts three bedrooms, 25'6ft lounge/dining room, kitchen, utility room, cloakroom, family room & modern re-fitted shower room. The property also benefits from 'in our opinion' a good sized rear enclosed landscaped garden, remainder of garage & block paved driveway parking.

Hemingway Gardens is a highly sought after cul de sac, just a few minutes walk to the Ofsted rated 'Outstanding' Whiteley Primary School, as well as the local Co Op. Whiteley Shopping Centre is also within walking distance providing a variety of shops and eateries. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.



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 bedroom detached family home

First time to the market since built

Situated within a quiet cul de sac

25'6ft lounge/dining room with understairs storage cupboard & patio doors opening out to the rear garden

Downstairs cloakroom

Kitchen enjoying integrated oven/hob with space for additional appliances

Utility room providing additional storage space & plumbing for appliances

Family room

Main bedroom enjoying built in wardrobes & bay window to the front

Two additional bedrooms with one enjoying built in storage

Modern re-fitted shower room comprising three piece white suite with feature walk in shower cubicle tray & attractive wall/floor tiling

Landscaped rear garden majority laid to lawn with display shrubbery/flower beds, paved patio area with feature fresh water pond & two sheds to remain

'In our opinion' the garden offers privacy by backing onto mature woodlands

Remainder of garage perfect for storage

Block paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional Brick Build

Electricity supply - Mains

Water supply - Mains

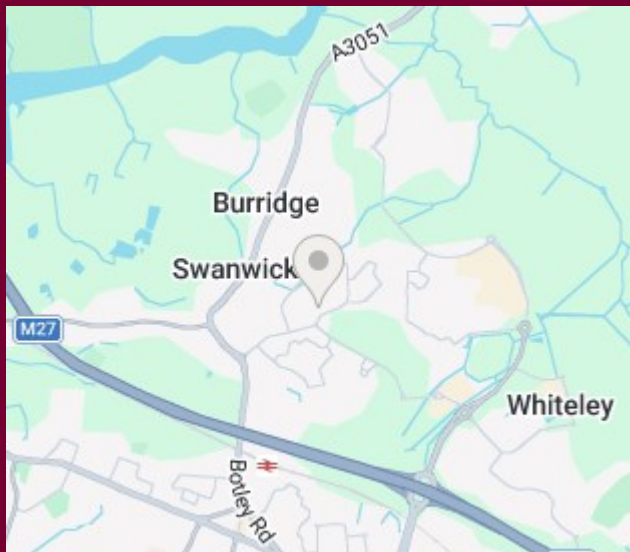
Sewerage - Mains

Heating - Gas central heating with 2023 replacement valiant boiler

Broadband - There is broadband connected to the property

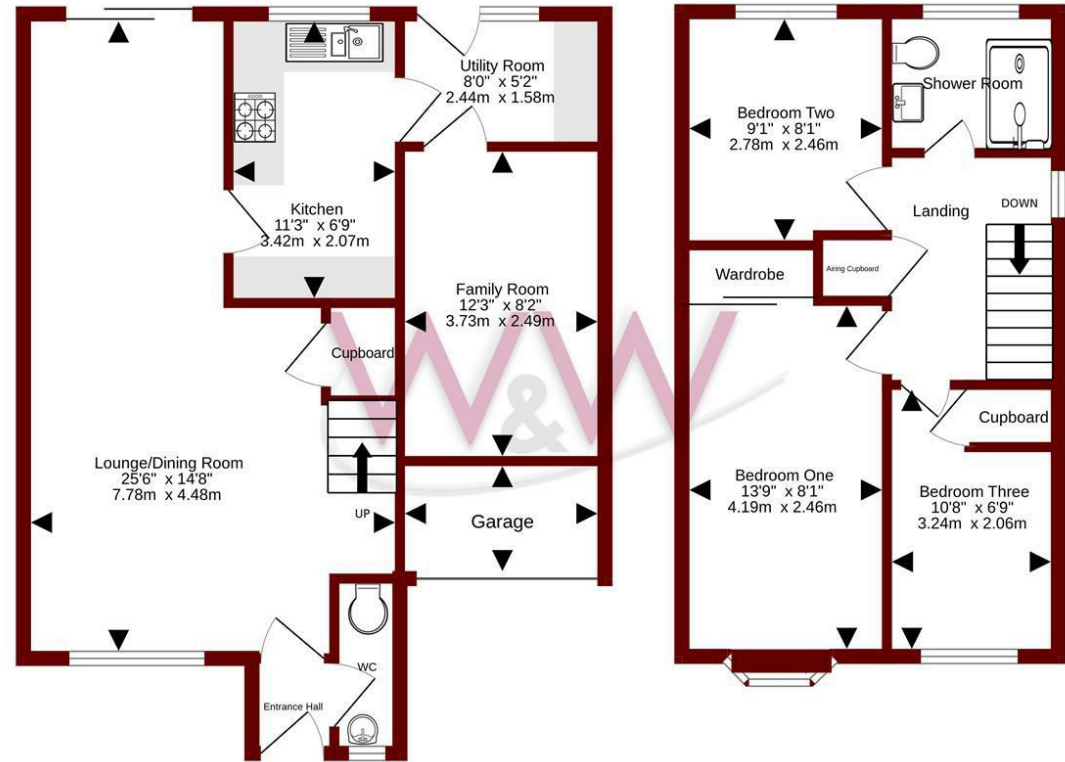
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
567 sq.ft. (52.7 sq.m.) approx.

1st floor
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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		72	77
EU Directive 2002/91/EC			

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

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