



60 Saffron Way, Whiteley, Fareham, PO15 7LQ

Asking Price £265,000



Saffron Way | Whiteley

Fareham | PO15 7LQ

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W&W are delighted to offer for sale this two bedroom house offered with no chain ahead. The property enjoys two bedrooms, lounge, modern fitted kitchen, stunning orangery room extension & main bathroom. The property also enjoys a rear tiered landscaped garden & two allocated parking spaces to the front.

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.



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.



Two bedroom terraced house offered with no chain ahead

Modern kitchen enjoying built in oven/hob & fridge/freezer

Lounge with under stairs storage cupboard & doors opening out into the orangery room

Impressive orangery with stunning lantern skylight & sliding doors opening out onto the garden

Main bedroom boasting built in wardrobes

Feature made to measure shutters to remain in the kitchen & main bedroom

Main bathroom comprising three piece white suite

Additional guest bedroom with window overlooking the garden

Landscaped tiered rear garden laid to artificial lawn & raised decked sun terrace

Allocated parking for two vehicles to the front

Ideal first time buy

Popular location within walking distance to Whiteley shopping centre

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

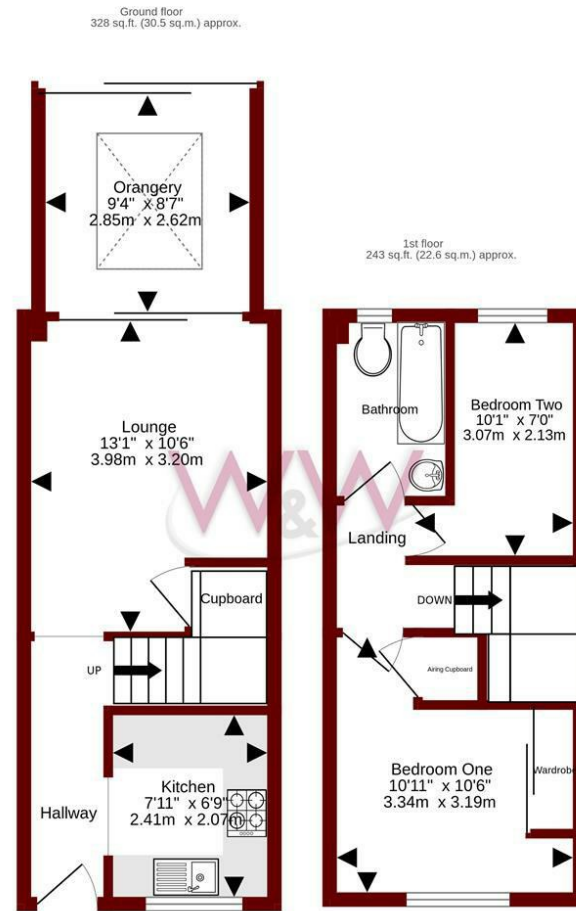
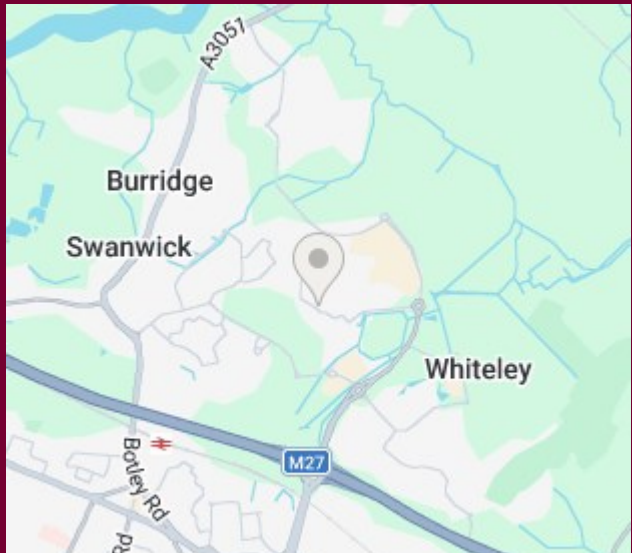
Sewerage - Mains

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>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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		89
(81-91) B		
(69-80) C	71	
(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

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk