



34 Saffron Way, Whiteley, Fareham, PO15 7LQ

Asking Price £275,000



Saffron Way | Whiteley
Fareham | PO15 7LQ
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W&W are delighted to offer for sale this well presented two double bedroom terraced home sat down an enviable private road location. The property boasts two bedrooms, kitchen, lounge/dining room & modern main bathroom. Outside, the property benefits from a rear landscaped garden & driveway parking to the front for two 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.



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 two double bedroom terraced home

Ideally located along a private driveway

Welcoming entrance hall enjoying attractive replacement wood effect laminate flooring flowing throughout the ground floor

Kitchen boasting built in oven/hob with space for additional appliances

Lounge/dining room with patio doors opening out to the rear garden

Two double bedrooms with the guest bedroom benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling & mosaic style flooring

Rear landscaped garden majority laid to paved patio, lawn area, display flower/shrubbery, shingled areas & shed to remain

Driveway parking to the front for two vehicles

Walking distance to local shops & amenities

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

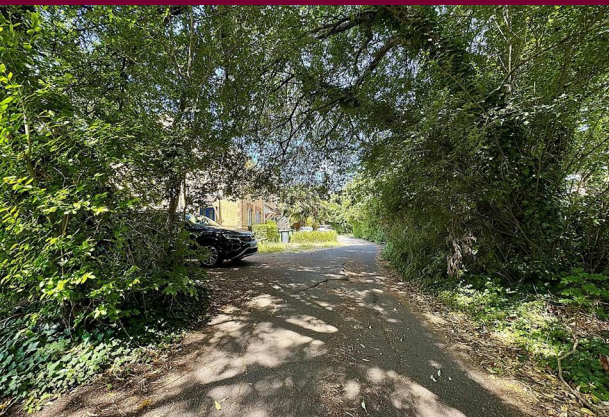
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

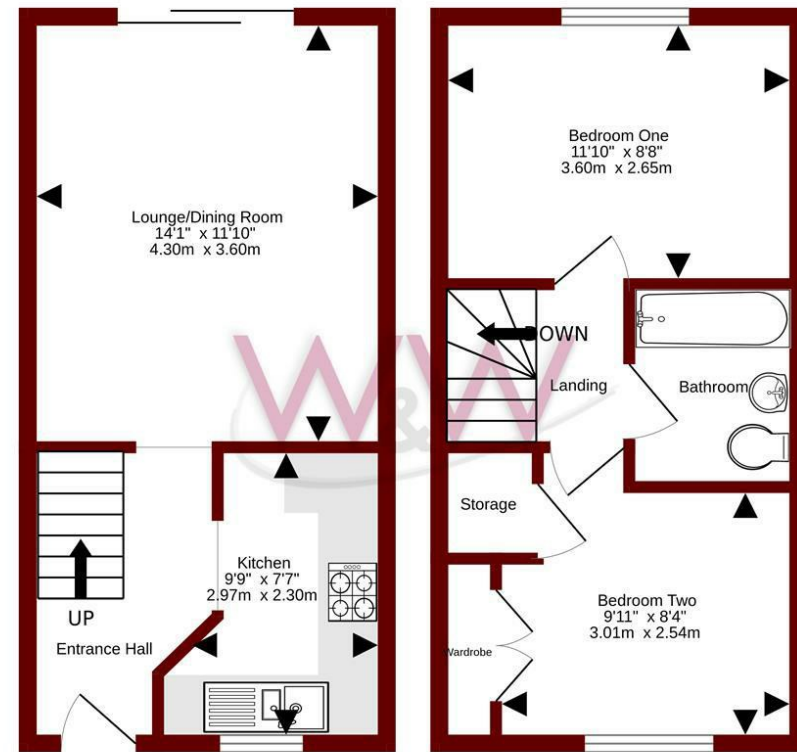
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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



Ground floor
284 sq.ft. (26.4 sq.m.) approx.

1st floor
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.8 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 | | | 89 |
| (69-80) C | | 72 | |
| (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

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