



12 Defoe Close, Whiteley, PO15 7JF

Asking Price £295,000



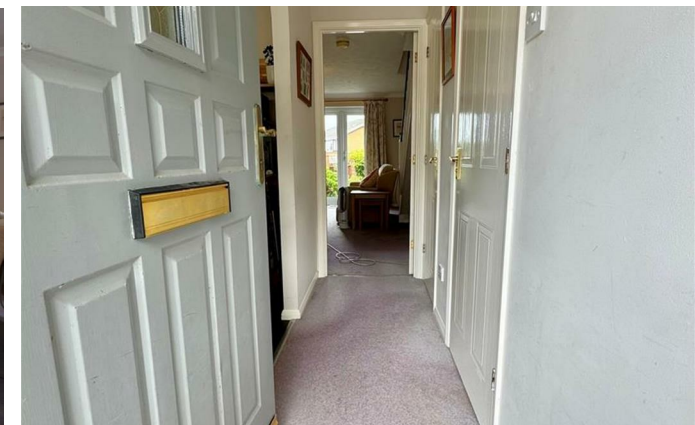
Defoe Close |

Whiteley | PO15 7JF

Asking Price £295,000

W&W are delighted to offer for sale this well presented two double bedroom end of terraced home situated on an enviable corner plot location. The property boasts two bedrooms, lounge/dining room, modern kitchen, cloakroom & walk in first floor wet room. The property also benefits from a rear landscaped garden & allocated parking for vehicles.

Defoe Close is situated in the ever popular 'Sweethills Crescent' area of Whiteley, the shopping centre is just a 15 minute walk away providing a variety of shops, eateries and other amenities. The A27 & M27 are easily accessible as is Swanwick Train Station. Whiteley School is also within walking distance and bus stops close by with links to local Secondary Schools - Henry Cort Community College and Swanmore College





Well presented two double bedroom end of terraced home sitting on an enviable corner plot location

Entrance hall enjoying built in storage cupboard & downstairs cloakroom

Dual aspect lounge with centrepiece fireplace & double doors opening out into the rear garden

Modern re-fitted kitchen enjoying attractive marble effect worktops, integrated oven and hob with space for additional appliances

Two double bedrooms both benefitting from built in storage/wardrobe

Walk in wet room style shower room with vanity wash hand basin, toilet & shower area

Rear landscaped garden laid to paved patio with lawn area and display flower/shrubbery

Allocated parking for vehicles nearby

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

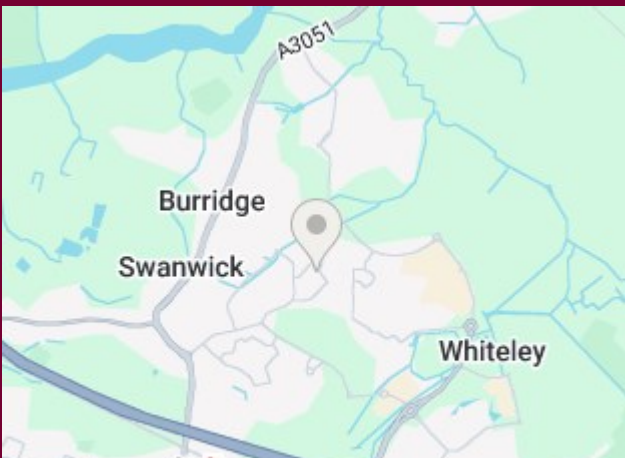
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

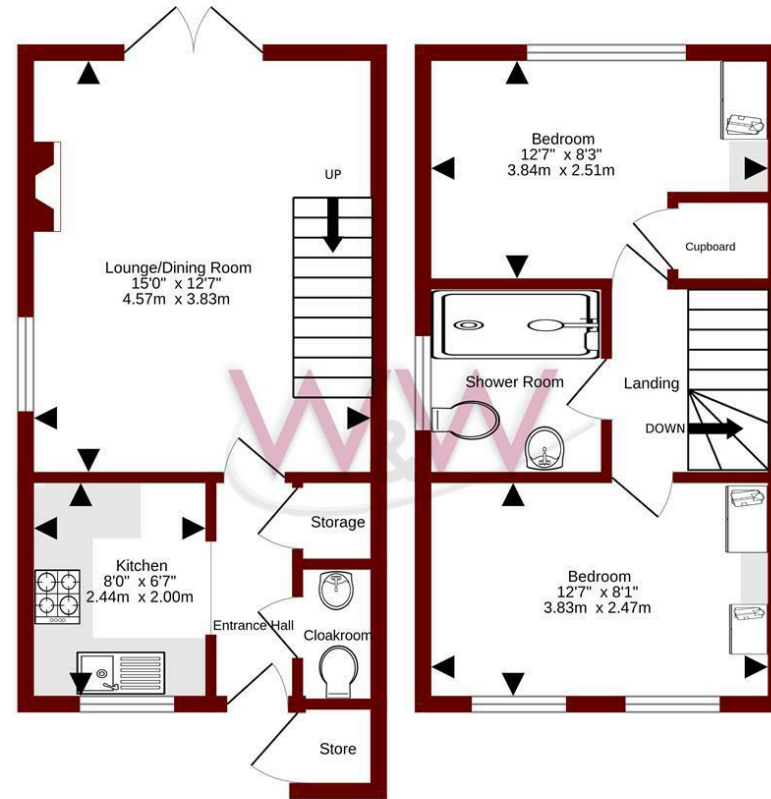
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
297 sq.ft. (27.6 sq.m.) approx.

1st floor
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 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		71	79
	EU Directive 2002/91/EC		

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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