

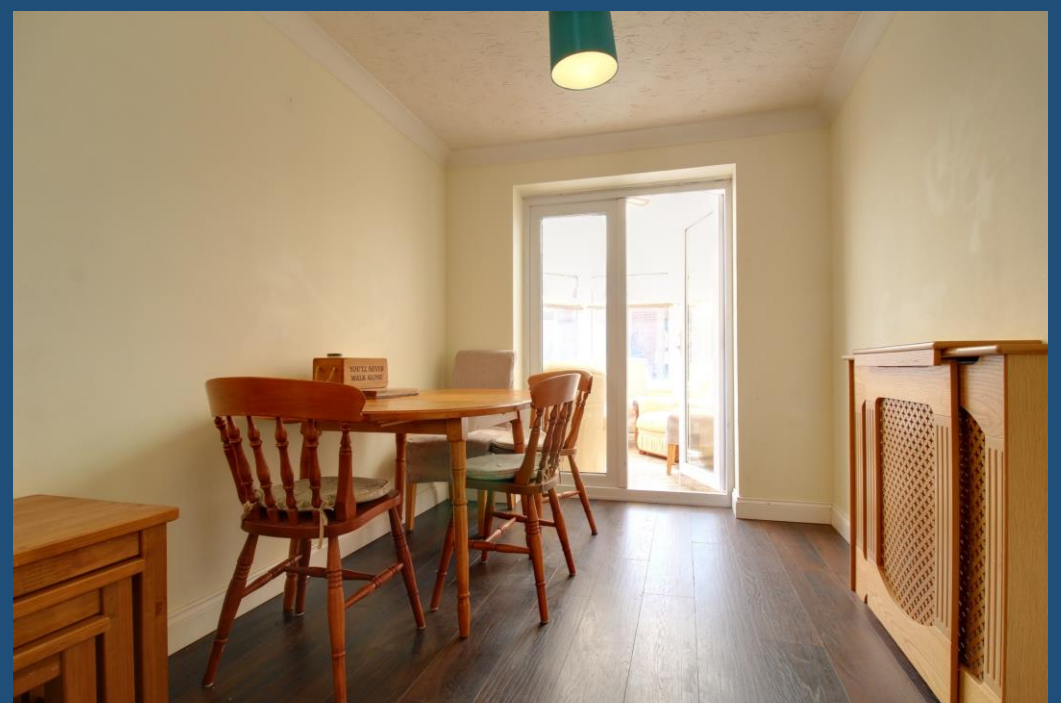


**Guide Price £310,000**

**Freehold**

## **31 Andersen Close, Whiteley**

**Fareham, Hampshire PO15 7ER**





## Quick View



3 Bedrooms



Garage



3 Living Rooms



2 Bathrooms



Semi-Detached House



EPC Rating D



Driveway Parking



Council Tax Band D

## Reasons to View

- The ideal project for anyone wishing to make this well proportioned property their dream family home.
- A sun worshipers paradise; with a south facing garden you can enjoy all year round.
- Low maintenance wood effect flooring through the ground floor gives a nice flow and open feel.
- Situated off Sweethills Crescent on the Fareham Council side of Whiteley you can use the Botley Road access and so avoid much of the traffic.
- Take leisurely weekend strolls along footpaths and the Strawberry track to the Whiteley Centre for a bit of retail therapy or treat yourselves to a meal & a trip to the cinema.
- There's plenty of living space here with a conservatory in addition to the lounge & dining room.

## Description

This three-bedroom link semi-detached house is situated in Andersen Close - a quiet cul de sac surrounded by trees - and yet just a 15 minute walk to the Whiteley Shopping Centre with its cinema, shops and restaurants.

The replacement front door opens into the hallway with doors to the downstairs cloakroom and into the lounge, whilst stairs lead up to the first floor. Dark wood effect laminate flooring flows through to the lounge which looks out to the front of the house. There is a feature fireplace with gas fire fitted, understairs storage cupboard and archway into the dining room. Double doors opening into the bright conservatory which has tiled flooring and door out to the rear garden. A door from the lounge accesses the galley style kitchen with built in oven and hob. There is also access out to the garden from here.

Upstairs there are two double bedrooms and a third single room. The main bedroom has fitted furniture with wardrobes and overbed storage canopy. An archway leads into the small ensuite fitted with a shower and vanity wash basin. Bedroom two looks over the rear garden and bedroom three to the front, this room has a deep over stairs recess which would accommodate a wardrobe or head of a cabin style bed for a good use of the space. The family bathroom has the original white three piece suite and a window to the rear for natural light.

Outside there is a semi detached garage to the front with driveway parking, and to the rear a sunny south facing garden with rear pedestrian access gate.

Whilst some redecoration and upgrading would be beneficial here it's worth noting that this house benefits from replacement double glazed UPVC windows and a gas fired central heating system.

## Directions

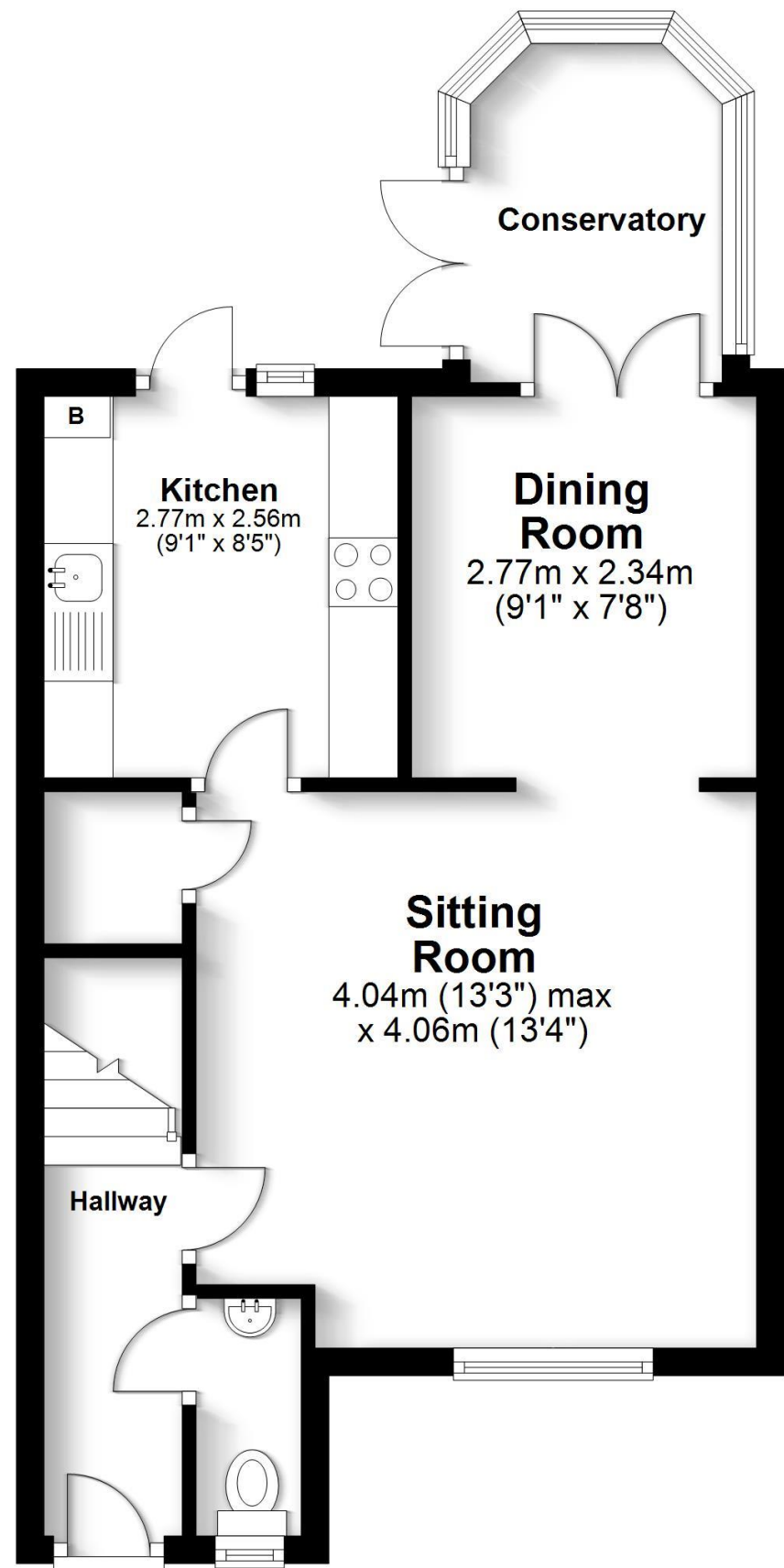
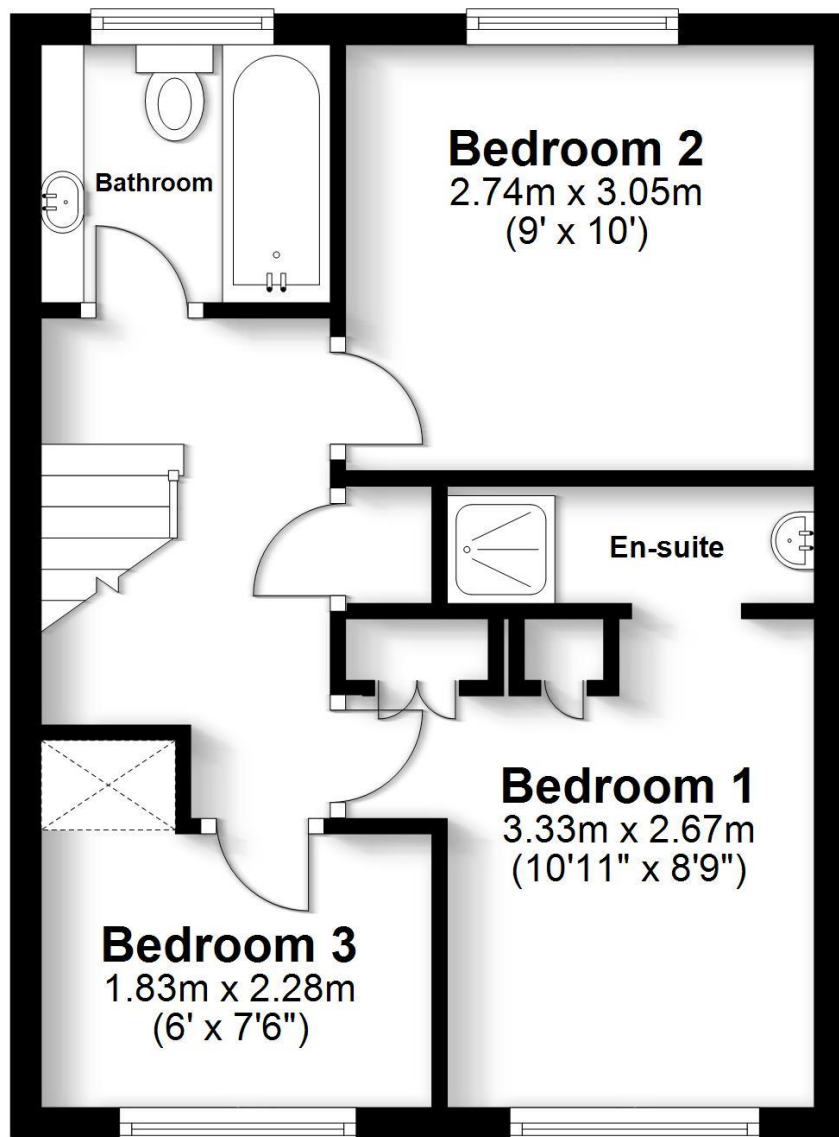
From our office in Middle Road, turn left onto the Botley Road. At the roundabout, take the second exit onto Yew Tree Drive. At the first roundabout, take the first exit onto Sweethills Crescent. Take the second right onto Rattigan Gardens, take the third left onto Andersen Close.

## Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)

## First Floor

Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 77.4 sq. metres (832.8 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsoneade.co.uk/referral-fees](http://www.robinsoneade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152





Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast