



56 Coriander Way, Whiteley, PO15 7HQ

Asking Price £375,000





Coriander Way |  
Whiteley | PO15 7HQ  
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W&W are delighted to offer for sale this beautifully presented & vastly improved three bedroom end of terraced home overlooking Meadowside to the front. The property boasts three bedrooms, impressive open plan kitchen/living/dining room, family bathroom & ensuite shower room to the main bedroom. The property also benefits from a lovely landscaped rear garden, garage & driveway parking for vehicles.

Coriander Way is just a short stroll to Meadowside & Whiteley Shopping Centre providing a variety of shops, eateries and amenities. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station. The property is also within walking distance to the two local primary school's; Whiteley Primary School & Cornerstone Primary School.





Beautifully presented & improved three bedroom end of terraced house overlooking Meadowside to the front

No chain ahead

Impressive 29'6ft dual aspect open plan kitchen/living/dining room with double doors opening out onto the rear garden

Modern kitchen enjoying butchers block worktops, high gloss units & breakfast bar

Integrated appliances include double oven, induction hob, fridge, freezer, dishwasher, washing machine & microwave

Attractive wood effect flooring throughout the ground floor

Main bedroom benefitting from built in wardrobe & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite

Two additional bedrooms with one benefitting from built in wardrobes but both enjoying Meadowside views to the front

Family bathroom comprising three piece white suite

Lovely 'Japanese themed' landscaped southerly facing rear garden with decked sun terrace, shingled pathway with display shrubbery/flower beds

'In our opinion' the garden offers a great degree of privacy

Garage with power/lighting & driveway parking for vehicles

Replacement UPVC external windows/doors throughout

2022 added fully owned solar panels

Cavity wall insulation

Replacement Boiler & Replacement Consumer Unit

Strolling distance to Whiteley shopping centre

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains with complete re-wiring throughout the property

Water supply - Mains

Sewerage - Mains

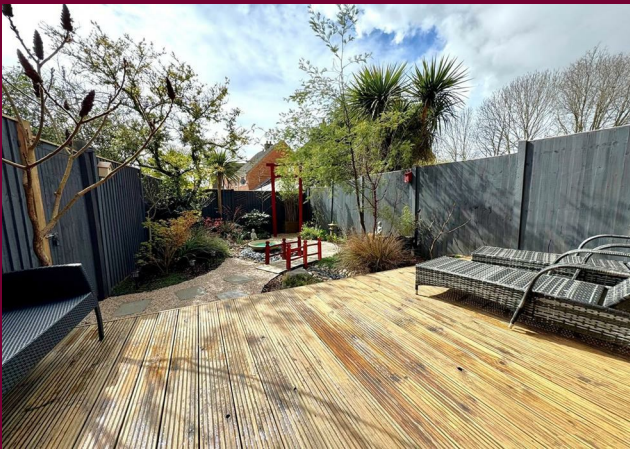
Heating - Gas central heating

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

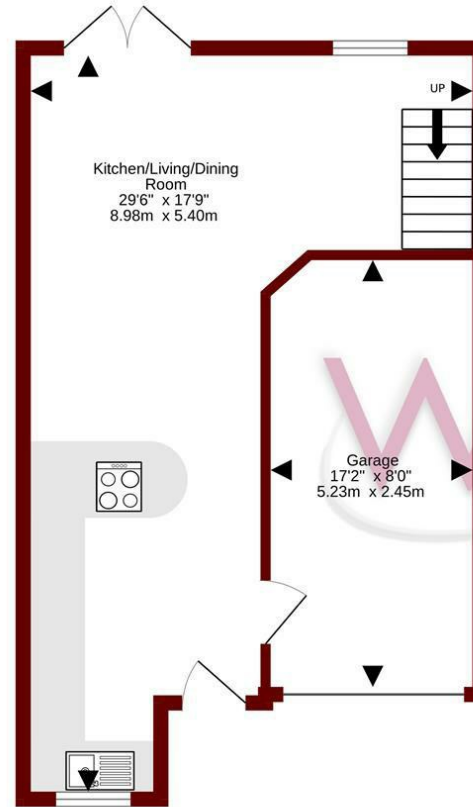
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

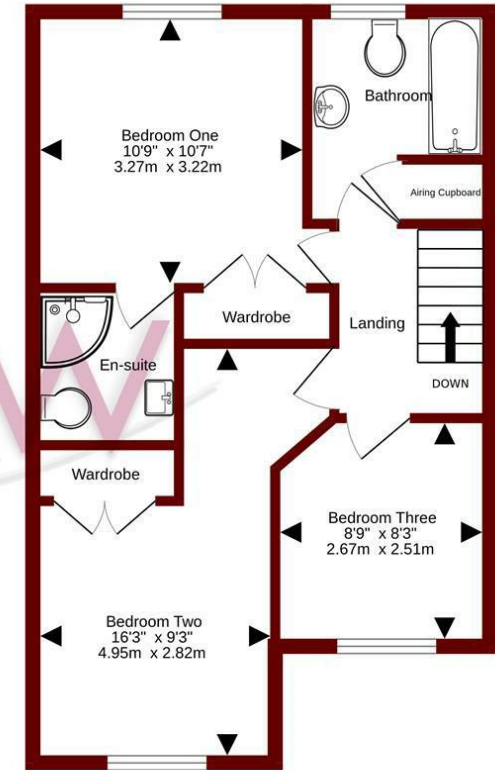




Ground floor  
469 sq.ft. (43.5 sq.m.) approx.



1st floor  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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			
(81-91) B			83
(69-80) C		67	
(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 - D - £1598.55 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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