



95 Angelica Way, Whiteley, PO15 7HY

Asking Price £325,000



Angelica Way |
Whiteley | PO15 7HY
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*** OPEN DAY EVENT 26/10/2024 CALL TO BOOK YOUR APPOINTMENT ***

W&W are extremely delighted to offer for sale this beautifully presented and vastly improved two/three bedroom end of terrace house. The property boasts 2/3 bedrooms, lounge, modern re-fitted kitchen/breakfast room & stunning modern re-fitted family bathroom. The property also boasts rear & side gardens along with two allocated parking spaces.

Angelica Way is located within a easy 3 minute walking distance to Whiteley Shopping Centre providing a variety of shops and eateries alongside other amenities including Cinema. The property is also within walking distance of the two local primary schools; Whiteley Primary School & Cornerstone. Excellent transport links are close by including the M27, A27 & Swanwick train station.





Beautifully Presented Two/Three Bedroom End Of Terrace House

Vastly Improved Throughout With Contemporary Décor

Stunning Re-Fitted 'In 2 kitchens' Kitchen/Breakfast Room With Feature Quartz Worktops Up Lighting LED & High Gloss Units

Built In Appliances Include Fridge/Freezer, Dishwasher, Wine Cooler, 'Neff' Oven/Combination Oven, Induction Hob & Water Softener To Remain

Lounge With Window To The Front & Attractive Karndean Flooring

Feature Made To Measure Shutters Throughout Except In The Top Floor Velux Windows

Master Bedroom Enjoying Built In Wardrobes

'2020' Modern Re-Fitted Stunning Family Bathroom Comprising Three Piece Suite & 'Mosaic' Style Tiled Flooring

Top Floor Loft Conversion Bedroom With Velux Windows To The Front & To The Rear

Corner Plot Location Providing A Front Garden, Rear Gardens & Side Gardens

Enclosed Landscaped Rear Garden Laid To Slate Effect Paved Patio, Area Laid To Artificial Lawn, Two Sheds Which Are Both Staying & Raised Flower/Shrubbery Beds

'In Our Opinion' The Garden Is Larger Than Average For The Size Of The Property

Two Allocated Parking Spaces

Replacement '2021' Carpets To The Stairs, Landing & All Three Bedrooms

Short Stroll To Whiteley Shopping Centre

ADDITIONAL INFORMATION

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

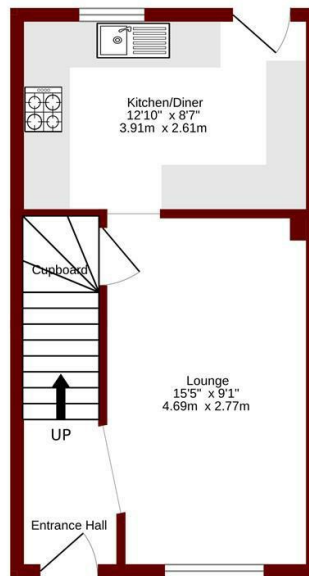
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media & is connected via cable

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

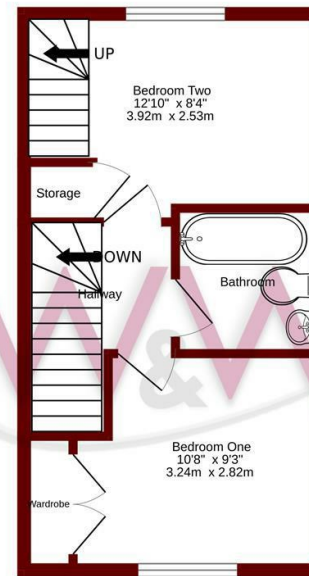
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



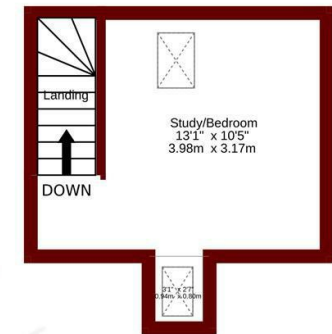
Ground floor
302 sq.ft. (28.1 sq.m.) approx.



1st floor
303 sq.ft. (28.1 sq.m.) approx.



2nd floor
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.3 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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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 - D

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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