



4 Holly Court, Whiteley, PO15 7NT

Asking Price £300,000

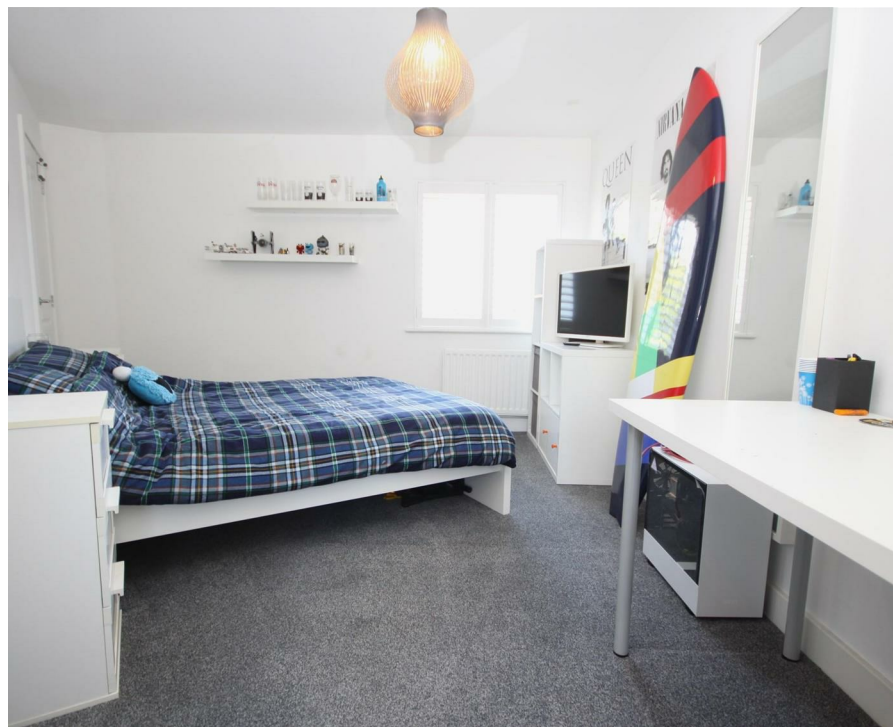


Holly Court |
Whiteley | PO15 7NT
Asking Price £300,000

W&W are delighted to offer for sale this unique beautifully presented two double bedroom detached coach house. The property boasts two bedrooms, modern open plan kitchen/living/dining room, modern family bathroom & ground floor office. The property also enjoys a garage, outside storage & allocated parking.

Holly Court is situated within easy strolling distance to Whiteley Shopping Centre providing a variety of shops and eateries and Meadowside Leisure Centre. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.





Beautifully presented two double bedroom detached coach house

Highly sought after location situated within close proximity to Whiteley shopping centre

Ground floor study space

19'10 Open plan kitchen/living/dining room

Modern fitted kitchen enjoying high gloss units, built in appliances include oven/hob & fridge/freezer

Both bedrooms benefit from built in wardrobes

Modern family bathroom comprising three piece white suite & attractive wall tiling

Shutters throughout to remain

Garage benefitting from built in washing machine and space/plumbing for additional appliances

Allocated Parking

Two additional external storage cupboards

Ideal first time buy or investment opportunity

Estate management charge approx. £400 PA

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 BT & is connected via Cable

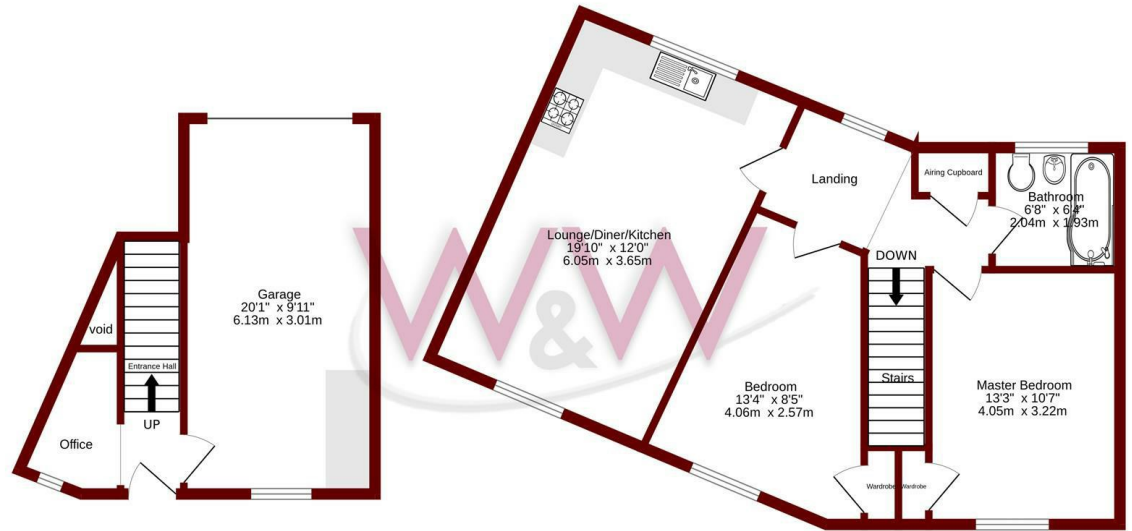
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



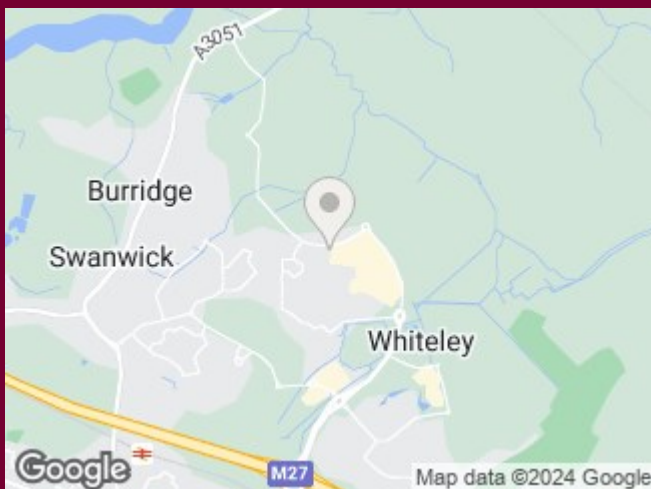
Ground floor
273 sq.ft. (25.4 sq.m.) approx.

1st floor
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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		88
(81-91)	B		
(69-80)	C	77	
(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 - B - £1553 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

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