



29 Oak Coppice Road, Whiteley, PO15 7GU

Asking Price £325,000

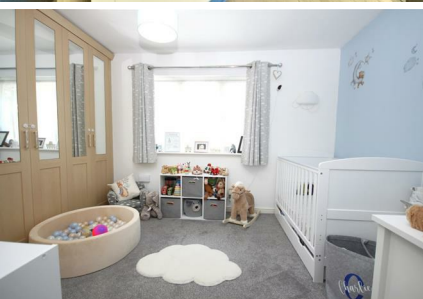


Oak Coppice Road |  
Whiteley | PO15 7GU  
Asking Price £325,000

W&W are delighted to offer for sale this highly impressive two bedroom, two bathroom semi detached house to the market. The property boasts two double bedrooms both benefitting from en-suites, lounge/dining room, fitted kitchen, conservatory & cloakroom. The property also enjoys a landscaped garden and allocated parking.

Oak Coppice Road is a quiet cul de sac location and is situated within walking distance to parks, Meadowside leisure centre and Whiteley Shopping Centre where there are plenty of shops and restaurants. The property also sits within walking distance of the two local primary schools; Cornerstone & Whiteley Primary School. Excellent transport links are close by to the property with the M27 Being a short drive away.





Well presented & improved two double bedroom semi detached home

Spacious lounge/dining room with centre piece fireplace & double doors opening into the conservatory

Impressive glass roof conservatory with radiator providing all year round use

Re-fitted kitchen enjoying built in oven/hob, dishwasher & space for appliances

Downstairs cloakroom

Main bedroom enjoying en-suite bathroom

Guest bedroom also benefitting from built in wardrobes & modern re-fitted en-suite shower room

Attractive wood effect laminate flooring throughout the hallway, lounge/dining room & conservatory

Landscaped garden with attractive paved patio, area laid to artificial lawn, side access via double gates & feature shed to remain

Allocated parking

Estate management charge approx. £235 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

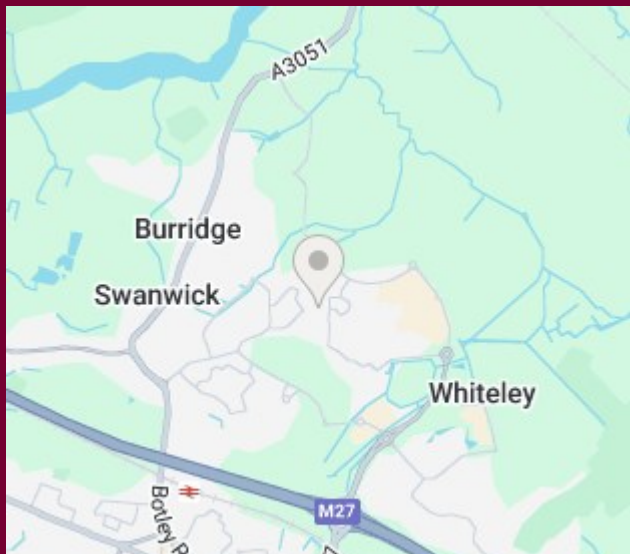
Sewerage - Mains

Heating - Gas central heating

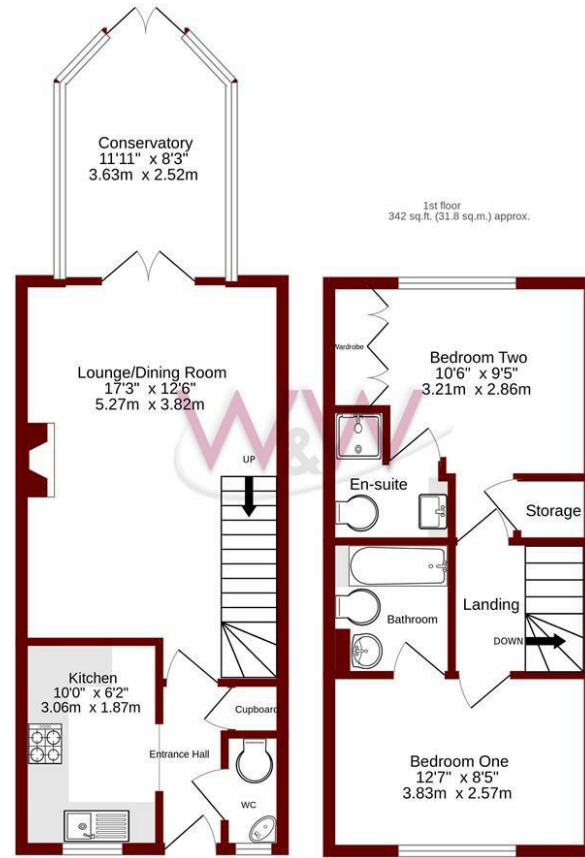
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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  
432 sq.ft. (40.1 sq.m.) approx.



1st floor  
342 sq.ft. (31.8 sq.m.) approx.

TOTAL FLOOR AREA: 774 sq.ft. (71.9 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	74	
(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 - C - £1811.02 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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