



71 Coriander Way, Whiteley, PO15 7HH

Asking Price £425,000





Coriander Way |  
Whiteley | PO15 7HH  
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W&W are delighted to offer for sale this extremely well presented three bedroom link detached home. The property boasts three bedrooms, lounge, modern kitchen/breakfast room, dining room, cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also enjoys a landscaped rear garden, landscaped frontage, remainder of garage & driveway parking.

Coriander Way is just a short stroll to Meadowside & Whiteley Shopping Centre providing a variety of shops, eateries and amenities including cinema and leisure centre. 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.





Extremely well presented three bedroom link detached home

Generously sized lounge with open access into the dining room

Dual aspect dining room with patio doors opening into the rear garden

Modern kitchen/breakfast room boasting attractive cabinets & wood effect worktops

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

Contemporary downstairs cloakroom

Main bedroom enjoying built in wardrobes & en-suite shower room

Two additional double bedrooms

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

Southerly facing landscaped rear garden laid to lawn, paved patio area & nature pond

Landscaped frontage

Remainder of garage currently used as storage

Driveway parking for vehicles

### 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

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

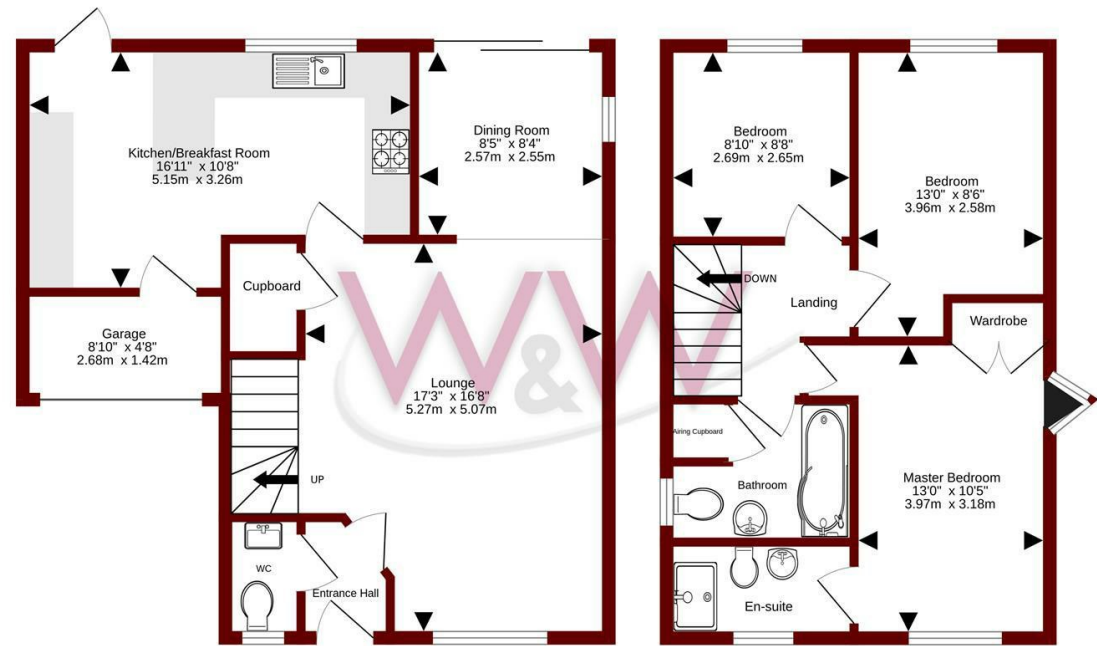
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





Ground floor  
562 sq.ft. (52.2 sq.m.) approx.

1st floor  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2130 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk