



65 Angelica Way, Whiteley, PO15 7HZ

Asking Price £415,000



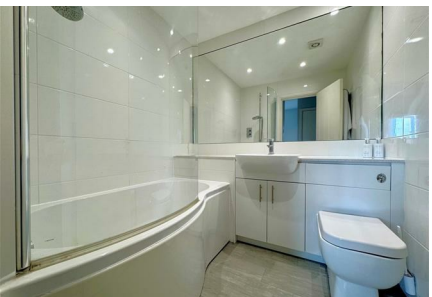


Angelica Way |  
Whiteley | PO15 7HZ  
Asking Price £415,000

W&W are delighted to offer for sale this beautifully presented and vastly improved three/four bedroom semi detached town house. The property boasts three/four bedrooms, 'L' shaped lounge/dining room, stunning modern kitchen/breakfast room, family room, cloakroom, modern re-fitted main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a lovely landscaped rear garden, garage & resin driveway providing parking for multiple vehicles.

Angelica Way is ideally positioned with the fantastic amenities of Whiteley Shopping Centre less than a 1 minute walk away, providing a variety of shops and eateries alongside cinema, gym & supermarket. Excellent transport links are close by including the M27, A27 & Swanwick train station.





Beautifully presented & vastly improved three/four bedroom semi detached townhouse

Views to the rear across Meadowside

Entrance hall with attractive tiled wood effect flooring flowing into the family room/fourth bedroom, downstairs cloakroom, kitchen/breakfast room, main bathroom & en-suite shower room

Triple glazed windows & double doors throughout the property

Family room/fourth bedroom to the ground floor with double doors opening out onto the rear garden

Modern re-fitted downstairs cloakroom comprising two piece white suite

Spacious 'L' shaped lounge/dining room with Juliette balcony

Stunning modern re-fitted kitchen/breakfast room enjoying quartz worktops, high gloss units & central island unit  
Integrated appliances include double oven, induction hob, dishwasher, 'Liebherr' full height fridge & freezer, 'Kettle' boiling water tap & utility cupboard providing space/plumbing for washing machine & tumble dryer

Main bedroom to the top floor benefitting from built in wardrobes & en-suite

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

Two additional bedrooms to the top floor with one benefitting from built in wardrobes

Modern re-fitted main bathroom comprising three piece white suite

Rear landscaped garden laid to artificial lawn with display flowers/shrubbery, composite decked sun terrace & side access

Garage with power & lighting

Resin driveway providing parking for multiple vehicles

Electric vehicle charging point to remain

Partially boarded loft with pull down ladder

Short strolling distance to Whiteley Shopping Centre

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Vaillant boiler

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/>

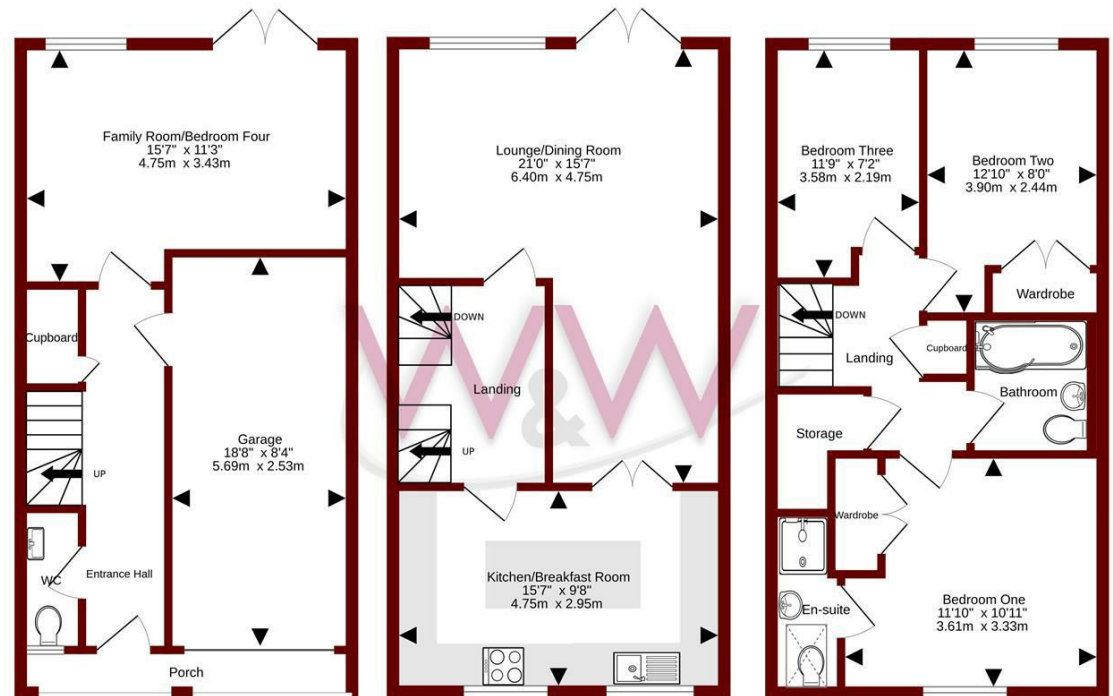




Ground floor  
477 sq.ft. (44.3 sq.m.) approx.

1st floor  
477 sq.ft. (44.3 sq.m.) approx.

2nd floor  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1428 sq.ft. (132.7 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>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - D - £1636.60 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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