



107 Angelica Way, Whiteley, PO15 7HY

Asking Price £240,000



Angelica Way |
Whiteley | PO15 7HY
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W&W are pleased to offer for sale this two bedroom terraced home offered with no forward chain. The property enjoys two bedrooms, lounge/dining room, kitchen & main bathroom. The property also benefits from a rear garden & allocated parking to the front.

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.





Two bedroom terraced home

Walking distance to Whiteley Shopping centre & Meadowside

No chain ahead

Kitchen enjoying built in oven and hob with space for additional appliances

Lounge/dining room with understairs storage cupboard & patio doors opening out to the rear garden

Main bedroom benefitting from built in wardrobe

Additional guest bedroom with window to the rear

Main bathroom comprising three piece suite

Rear garden laid to lawn, paved patio & rear access

Allocated parking to the front for two vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is currently no broadband connected to the property

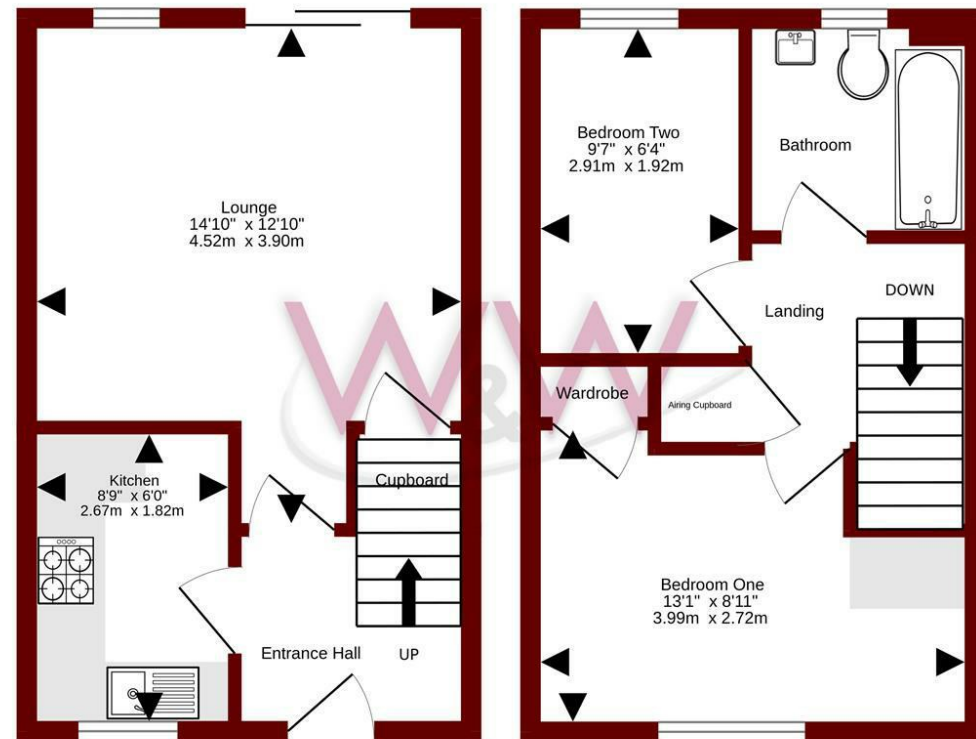
Please check here for potential broadband speeds -
<https://www.openreach.com/fibre-broadband>

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
264 sq.ft. (24.5 sq.m.) approx.

1st floor
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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		90
(81-91) B		
(69-80) C	71	
(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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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