



£365,000
Freehold

14 Coldland Road, Whiteley
Fareham, PO15 7QR



Quick View

	3 Bedrooms		No Garage
	1 Living Room		2 Bathrooms
	Semi-Detached House		EPC Rating B
	Driveway Parking		Council Tax Band D

Reasons to View

- A beautifully presented three-bedroom semi-detached home that still feels good as new is being offered with NO ONWARD CHAIN.
- Enter through the front door into the reception hall, which takes you into the light lounge spanning the width of the house and overlooking the tiered garden.
- On the first floor, three bedrooms will cope with all the family’s needs and, having an en-suite to the main bedroom means no morning queues.
- Tucked away on a small return road and being just three hundred metres from the cornerstone primary school, as well as all of that retail therapy on hand at Whiteley shopping village.
- A beautifully kept, low-maintenance rear garden is tiered and offers a large patio seating and dining area catching the sun. Additionally, there is parking for two cars to the immediate side.
- Being offered with no onward chain, this could suit the buyer who is looking for a straightforward purchase where speed is of the essence.

Description

Pull onto the block paved driveway, which offers parking for two vehicles and gated access taking you directly into your enclosed and private rear garden. Enter through the front door, and you will find a very useful downstairs toilet, glazed door into the light garden-facing sitting room with French doors taking you directly onto the garden. The beautifully fitted and extended kitchen offers lots of working space, integrated appliances including a full-height fridge/freezer, washing machine and dishwasher. Additionally, you will find an induction hob, with an oven beneath and an extractor over. There is storage both above and below the worksurfaces and an integrated gas-fired Baxi combination boiler.

On the first floor, access is provided to the insulated and part boarded loft space, doors to bedroom one with fitted wardrobes and the en suite comprising a walk-in shower, pedestal wash hand basin, W.C. and heated towel rail. There are two further bedrooms with freestanding wardrobes to remain in bedroom two and bedroom three being a single. The family bathroom comprises a panelled bath with mixer tap and shower, pedestal wash hand basin, W.C. heated towel rail and tiling.

The rear garden is a real suntrap, being low maintenance with Astro-turf style grass, a beautifully paved patio area at the top tier and further down, a large social al fresco dining area and wooden shed to remain. The garden is enclosed by high-level wooden fence panelling. There is an outside tap, electricity socket and gated side access.

Family-friendly, beautifully maintained and genuinely move in ready, with everything on your doorstep, and a chain-free purchase, this could well be the one for you. To come and have a look, contact Robinson Reade and one of our friendly professional team members will be very happy to show you over.

Other Information

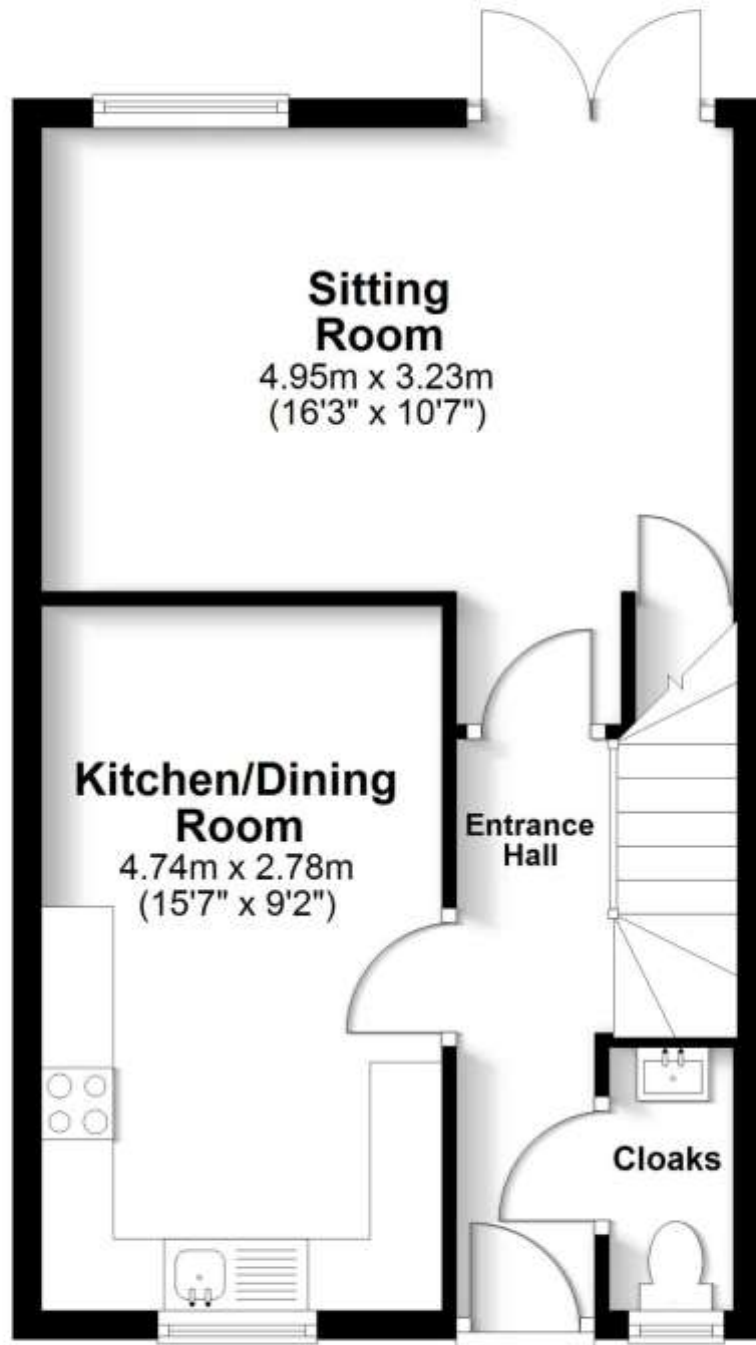
ESTATE CHARGE PAYABLE: As with most newer homes there is an estate charge payable for the upkeep of local green areas and street lighting etc. The charge for the current year is £210.00, payable to Whiteley Meadows Management Company Limited. Restrictions in place: No TV/Satellite dish allowed without written permission, can't conduct a business on the property and no changes to the front exterior for 5 years after the property was built.

Directions

<https://what3words.com/buffoon.mixer.nourished>

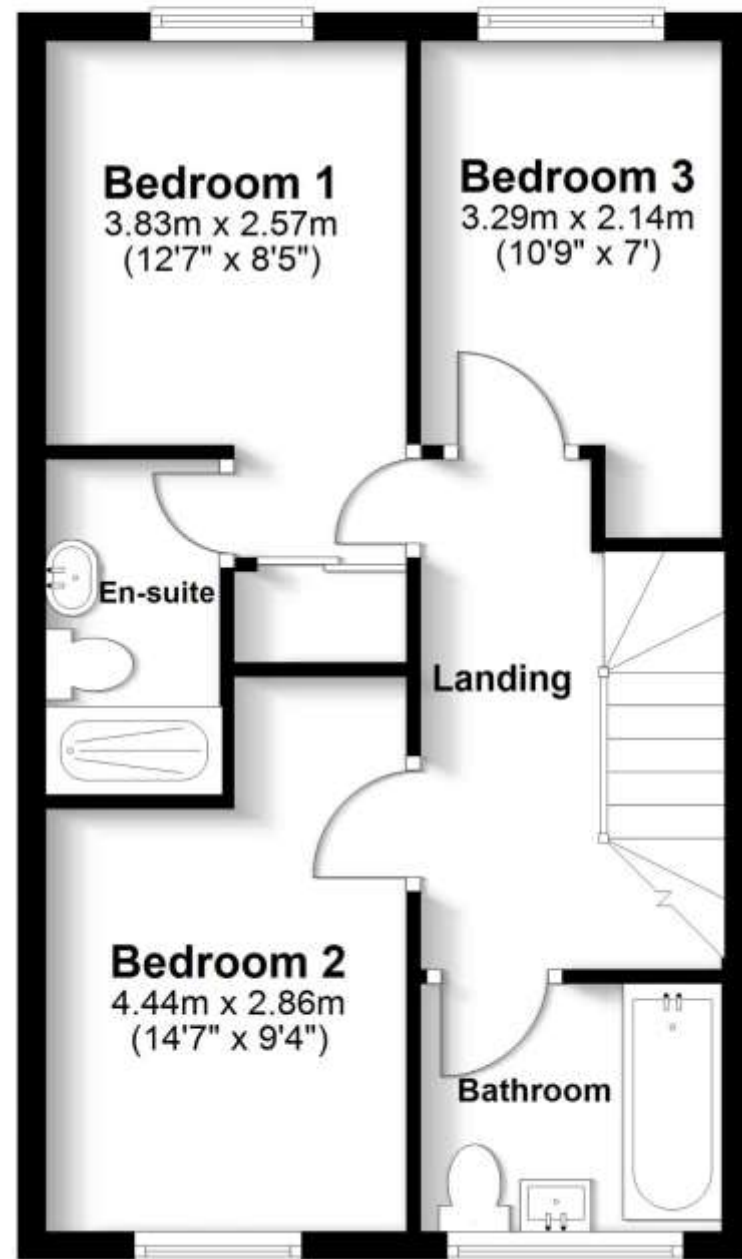
Ground Floor

Approx. 38.5 sq. metres (414.0 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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