



20 Castilian Way, Whiteley, Fareham, PO15 7NR

Asking Price £240,000





Castilian Way | Whiteley

Fareham | PO15 7NR

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W&W are delighted to offer for sale this well presented two double bedroom detached freehold coach house offered with no forward chain. Internally, the property boasts two bedrooms, lounge/dining room, kitchen, main bathroom & en-suite shower room. The property also benefits from a garage & allocated parking.

Castilian Way is accessed via Botley Road, Swanwick & enjoys woodland walks close by, including a short cut through to the local Whiteley Primary School & Co Op. Also within walking distance are the amenities of both Park Gate & Whiteley including Swanwick train station.

### ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented two double bedroom detached freehold coach house

No chain ahead

Welcoming entrance hall enjoying attractive wood flooring

Dual aspect lounge/dining room with feature Juliette balcony

Modern kitchen enjoying attractive wood effect worktops, high gloss cabinets, integrated oven/hob with space for additional appliances

Main bedroom benefitting from en-suite shower room

Guest bedroom

Modern main bathroom comprising three piece suite

Garage with understairs storage cupboard

Driveway parking

Estate management charge approx. £197 PA

### ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

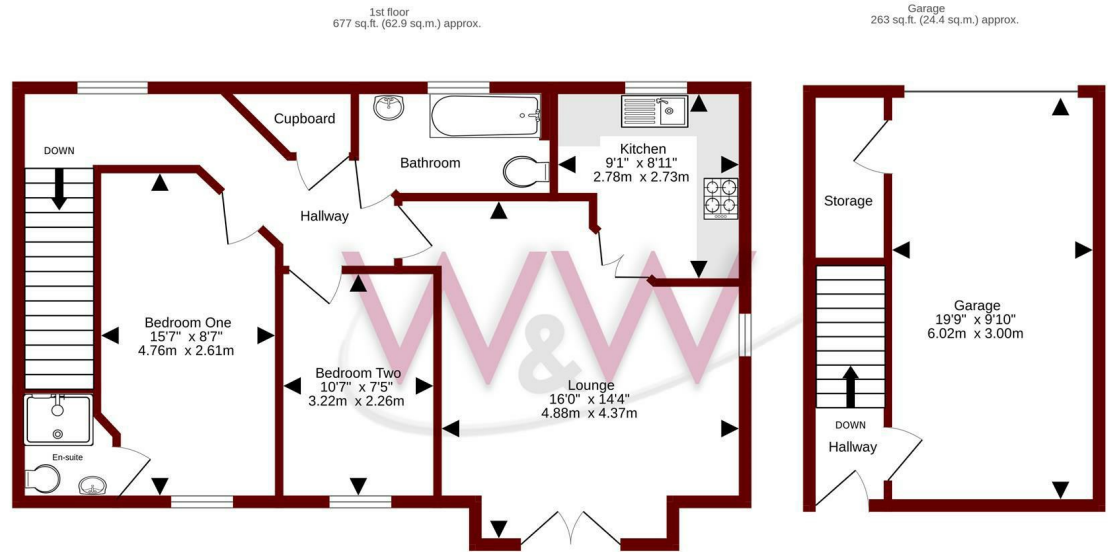
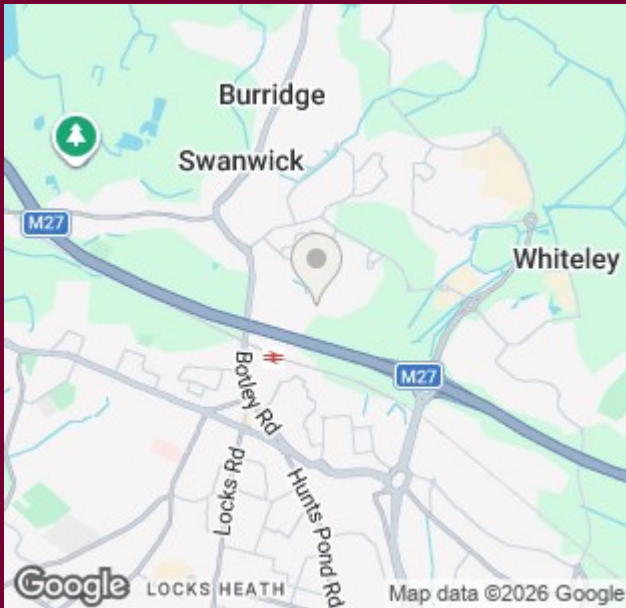
Heating - Gas central heating

Broadband - There is 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/>





TOTAL FLOOR AREA : 940 sq.ft. (87.3 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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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