



96 Angelica Way, Whiteley, Fareham, PO15 7HY

Asking Price £335,000



Angelica Way | Whiteley

Fareham | PO15 7HY

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W&W are delighted to offer for sale this well presented & 2026 renovated three bedroom end of terraced house offered with no forward chain. The property boasts three bedrooms, lounge, dining room, modern re-fitted kitchen, downstairs cloakroom & modern re-fitted bathroom. The property also benefits from a rear garden, garage & driveway parking.

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. The property is conveniently located near Whiteley Primary School (approximately 0.5 miles) and Cornerstone CofE Primary School (approximately 0.7 miles). Excellent transport links are close by including the M27, A27 & 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 three bedroom end of terraced house

2026 Renovated throughout with replacement flooring & re-decoration

No chain ahead

Lounge with window to the front & understairs storage cupboard

Modern re-fitted kitchen with marble effect worktops & high gloss cabinets

Newly added integrated oven/hob with space for additional appliances

Dining room with patio doors opening out onto the rear garden

Downstairs cloakroom

Main bedroom with window to the front

Two additional bedrooms with one benefitting from built in wardrobes

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

Enclosed rear garden laid to paved patio & shrubbery

Garage with power & lighting

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

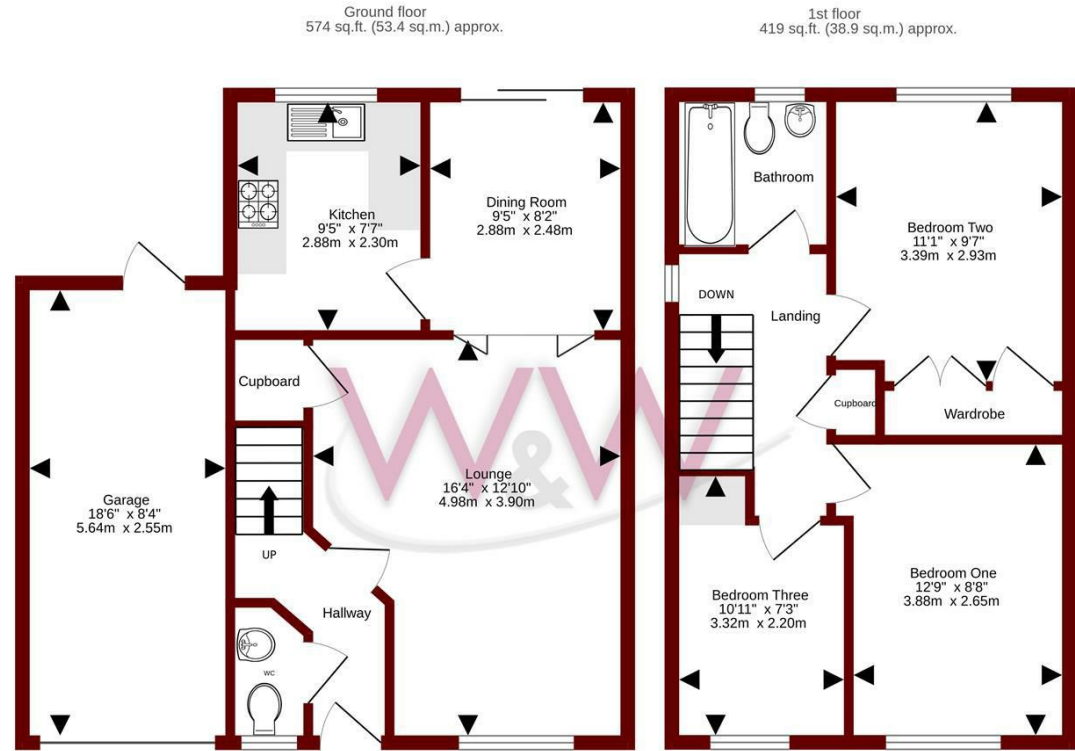
Sewerage - Mains

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>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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) A		
(81-91) B		
(69-80) C	73	77
(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 - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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