



47 Dumas Drive, Whiteley, PO15 7LU

Asking Price £200,000



Dumas Drive |
Whiteley | PO15 7LU
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W&W are delighted to offer for sale this two double bedroom ground floor apartment. The property boasts two bedrooms, lounge/dining room, kitchen & main bathroom. The property also benefits from allocated parking & communal gardens.

Dumas Drive is located in the 'Sweethills Crescent' area of the ever popular village of Whiteley, the shopping centre is within a 25 minute walk with plenty of woodland shortcuts. The local Co Op alongside takeaways, hairdressers & School are just a mile away. Swanwick Train Station is within walking distance and other excellent transport links are easily accessible including A27 & M27. The property is also in the catchment area for both Whiteley Primary and Cornerstone as well as a day nursery.





Well presented two double bedroom ground floor apartment

No chain ahead

Spacious entrance hall enjoying attractive wood effect laminate flooring & two built in storage cupboards

Triple aspect lounge/dining room

Kitchen boasting built in oven, hob & washing machine with space for additional appliances

Triple aspect main bedroom

Additional guest bedroom

Main bathroom comprising three piece white suite & built in storage cupboard

Allocated parking to the rear

The property also benefits from communal gardens, bin & bike store

108 Years remaining on the lease

Ground rent charge approx. £200 PA

Service charge approx. £1428 PA

Estate management charge TBC

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

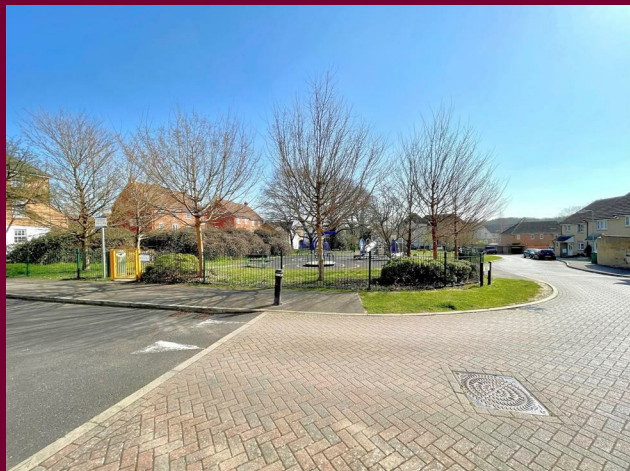
Sewerage - Mains

Heating - Gas central heating

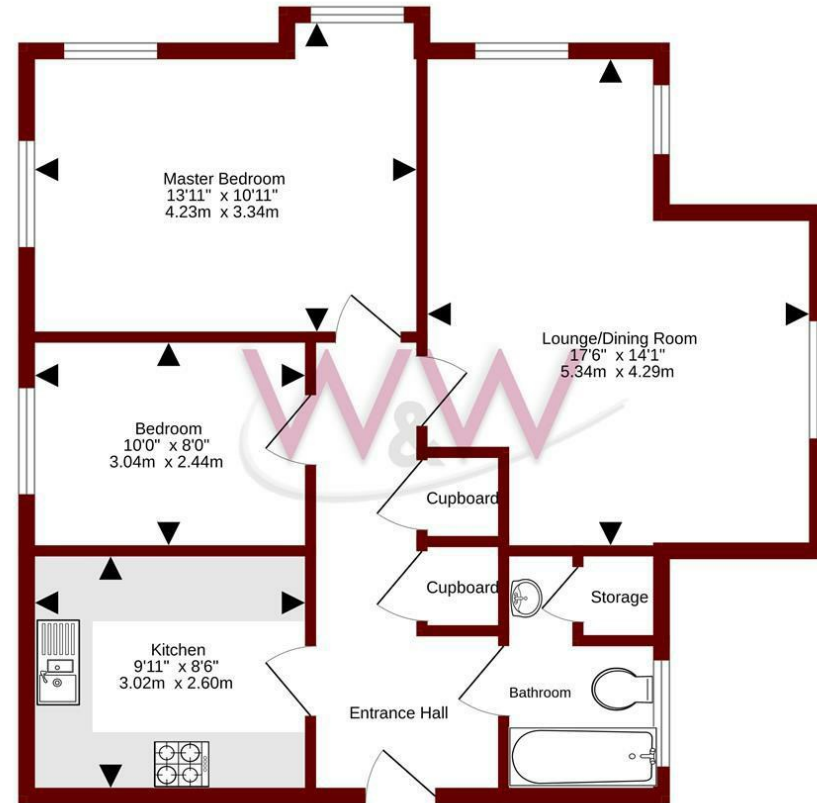
Broadband - There is broadband connected to the property but we are unaware of the provider as it is currently rented

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
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 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		75	78
(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 - B

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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