



60 Angelica Way, Whiteley, PO15 7HZ

Asking Price £375,000





Angelica Way |  
Whiteley | PO15 7HZ  
Asking Price £375,000

W&W are delighted to offer for sale this beautifully presented & improved three double bedroom end of terraced home situated on an enviable plot. The property boasts three double bedrooms, lounge, kitchen/breakfast room, dining room, conservatory, cloakroom & modern bathroom. The property sits on an enviable corner plot providing front & rear gardens as well as block paved driveway providing parking for multiple vehicles.

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.





Beautifully presented & improved three double bedroom end of terraced home

Enviably plot providing front & rear gardens

Spacious lounge with feature media wall with bespoke fitted storage cupboard & centrepiece fireplace

Modern kitchen/breakfast room enjoying butchers block worktops, attractive cabinets, feature butler sink & bespoke fitted desk and storage cupboards

Kitchen enjoying built in oven, hob, microwave, dishwasher & fridge/freezer to remain

Conservatory enjoying cosy roof, internal bi-folding doors from the kitchen & double doors opening out onto the rear garden

Dining room with window to the front & centrepiece fireplace

Downstairs cloakroom comprising two piece suite

Large walk in cupboard fitted under the stairs including shelving and lighting

Main bedroom benefitting from built in wardrobe plus large walk in storage cupboard

Two additional double bedrooms both benefitting from built in wardrobes

Built in storage cupboard to the landing containing the hot water tank as well as plumbing for washing machine and Condensing tumble dryer

Modern main bathroom comprising three piece white suite with feature power shower fitted over the bath along with folding glass screen

Landscaped rear garden enjoying paved patio with awning, artificial lawn with raised sleepers enjoying display shrubbery/flowers, shed to remain & side access

Courtyard front garden

Block paved driveway providing parking for vehicles

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Worcester boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT

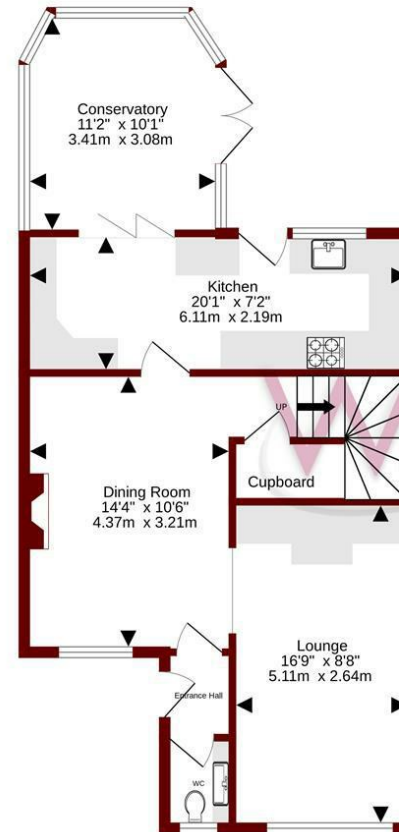
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

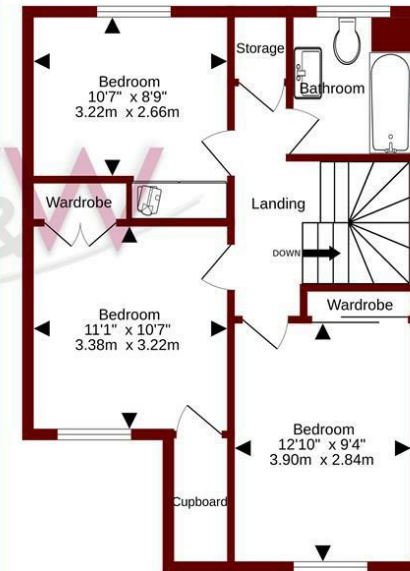




Ground floor  
653 sq.ft. (60.7 sq.m.) approx.



1st floor  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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	

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Council Tax Band - D -£1680 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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