



52 Coriander Way, Whiteley, PO15 7HQ

£1,525



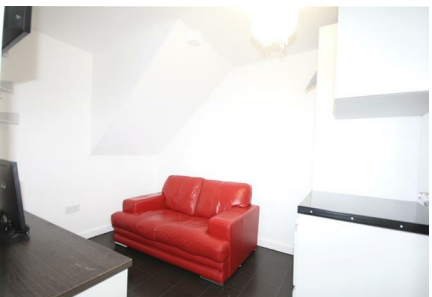
Coriander Way |
Whiteley | PO15 7HQ
£1,525

A recently refurbished three-bedroom home situated in the sought-after location of Whiteley. Finished to a modern standard throughout, the property offers spacious accommodation including a bright living area, kitchen, three well-proportioned bedrooms and a family bathroom. The garage has also been partly converted to provide an additional snug/family room whilst still retaining useful storage space to the front section of the garage. Externally, the property benefits from a private garden and driveway parking to the front for two cars. Ideally located close to local amenities, schools and excellent transport links. Available from 29th May 2026.



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 double bedroom end of terraced home ideally located overlooking Meadowside to the front

Modern kitchen enjoying attractive quartz effect worktops & high gloss units

Integrated appliances include oven, microwave, hob & single fridge

18'5ft Living/dining room with patio doors opening out onto the rear garden

Family room providing additional storage space

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Two additional double bedrooms both benefitting from built in storage and both enjoying Meadowside views to the front

Main bathroom comprising three piece suite

Southerly facing landscaped rear garden with lawn area, paved patio & display flower/shrubbery

Remainder of garage

Driveway parking for multiple vehicles

Strolling distance to Whiteley shopping centre & Meadowside park

TENANT FEES

Applicable to all new assured shorthold Tenancies (ASTs) signed on or after 1st June 2019

Holding Deposit – capped at One weeks rent

Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

Deposit – capped at 5 weeks rent where the annual rent is under £50,000 and 6 weeks rent where the annual rent is £50,000 or higher.

This will cover damages and defaults by the tenant as detailed in the AST during the tenancy.

Late payment of Rent

Interest will be charged at 3% above the Bank of England Base Rate from Rent Due date until paid in full. This will not be levied until the rent is more than 14 days in arrears with the interest calculated back from the first day of the arrears.

Lost Keys or security devices

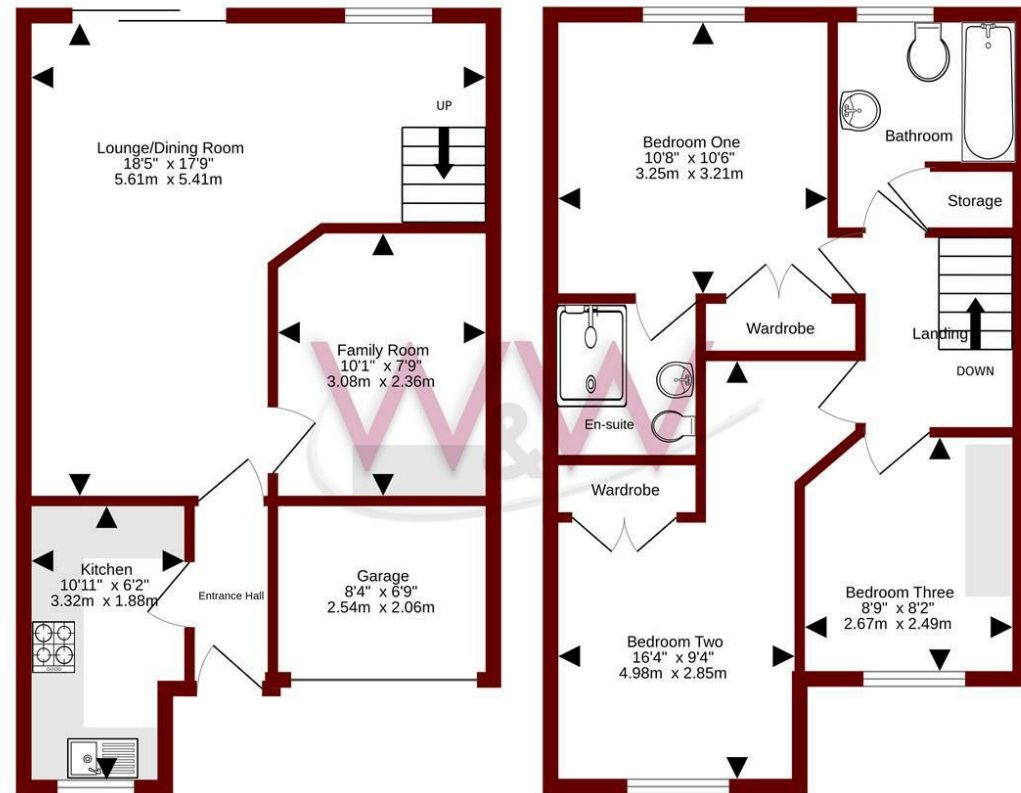
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant.

Variation or changes to an existing tenancy agreement - £50 (inc. VAT) per change.



Ground floor
469 sq.ft. (43.5 sq.m.) approx.

1st floor
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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		89
(69-80)	C	75	
(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 - D - £ Per Annum

Tenure -

Current EPC Rating -

Potential EPC Rating -

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk