



52 Coleridge Drive, Whiteley, PO15 7NN

Asking Price £400,000



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W&W are delighted to offer for sale this well presented four double bedroom semi detached town house. The property boasts four bedrooms, lounge, kitchen/dining room, utility room, jack & jill shower room, en-suite to the main bedroom & en-suite to the guest bedroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking.

Coleridge Drive is situated in the 'Poets' area of Whiteley, the local convenience store & a woodland park are all within a 15 minute walk, while the further amenities of Whiteley Shopping Centre are just over a mile away. The property is also within walking distance of two local primary schools; Whiteley Primary School & Cornerstone. Excellent transport links are also available from the property with the M27 being just a 5 minute drive away.

### **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 'David Wilson' four double bedroom semi detached town house

No chain ahead

Welcoming grand entrance hallway enjoying built in storage cupboard

Modern kitchen/dining room enjoying twin windows overlooking the garden

Integrated appliances double oven, five ring gas hob & space for appliances

Spacious 'L' shaped lounge with feature Juliette balcony

Utility room to the ground floor providing additional storage space & plumbing for appliances

Main bedroom to the top floor enjoying twin windows overlooking greenery, built in double wardrobes & en-suite

Modern en-suite bathroom to the main bedroom comprising four piece white suite & attractive tiling

Guest bedroom also to the top floor benefitting from built in wardrobes & modern en-suite shower room

Third bedroom to the ground floor enjoying modern jack & jill shower room

Study/fourth bedroom enjoying double doors opening out onto the rear garden

Rear enclosed landscaped garden majority laid to lawn with paved patio area & shrubbery/flower beds

Garage

Driveway parking

### **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/>

