



21A Oak Coppice Road, Whiteley, Fareham, PO15 7GU

Asking Price £225,000



Oak Coppice Road | Whiteley

Fareham | PO15 7GU

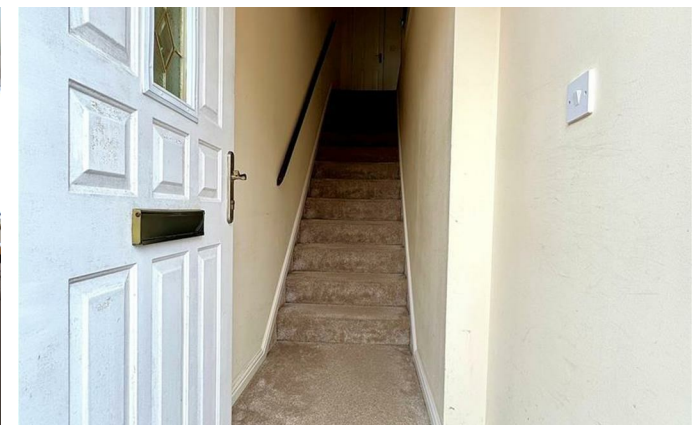
Asking Price £225,000

W&W are delighted to offer for sale this well presented two double bedroom maisonette. The property boasts two double bedrooms, lounge/dining room, kitchen, bathroom & en-suite shower room to the main bedroom. The property also benefits from a communal garden to rear & allocated parking.

Oak Coppice Road is a quiet cul de sac location and is situated within walking distance to parks, Meadowside leisure centre and Whiteley Shopping Centre where there are plenty of shops and restaurants. The property also sits within walking distance of the two local primary schools; Cornerstone & Whiteley Primary School. Excellent transport links are close by to the property with the M27 Being a short 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.





Two double bedroom maisonette

Private front door access into the entrance hallway leading up to galleried landing with storage cupboard

Spacious lounge/dining room with two windows overlooking the communal gardens, fitted electric fire in feature surround

Fitted kitchen with built in oven/hob with washing machine and fridge/freezer to remain

Family bathroom comprising three piece white suite

Main bedroom with feature walk in bay window overlooking the communal gardens

En-suite shower room to the main bedroom with white suite, attractive tiling & window

Additional double bedroom

Access to 'Westerly facing' communal gardens with bin & cycle store

Allocated parking

Walking distance to Whiteley shopping centre

Ideal first time buy

Ground rent charge approx. £175 PA

Service charge approx. £1,276.50 PA

Estate management charge approx. £264 PA

133 Years remaining on the lease

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

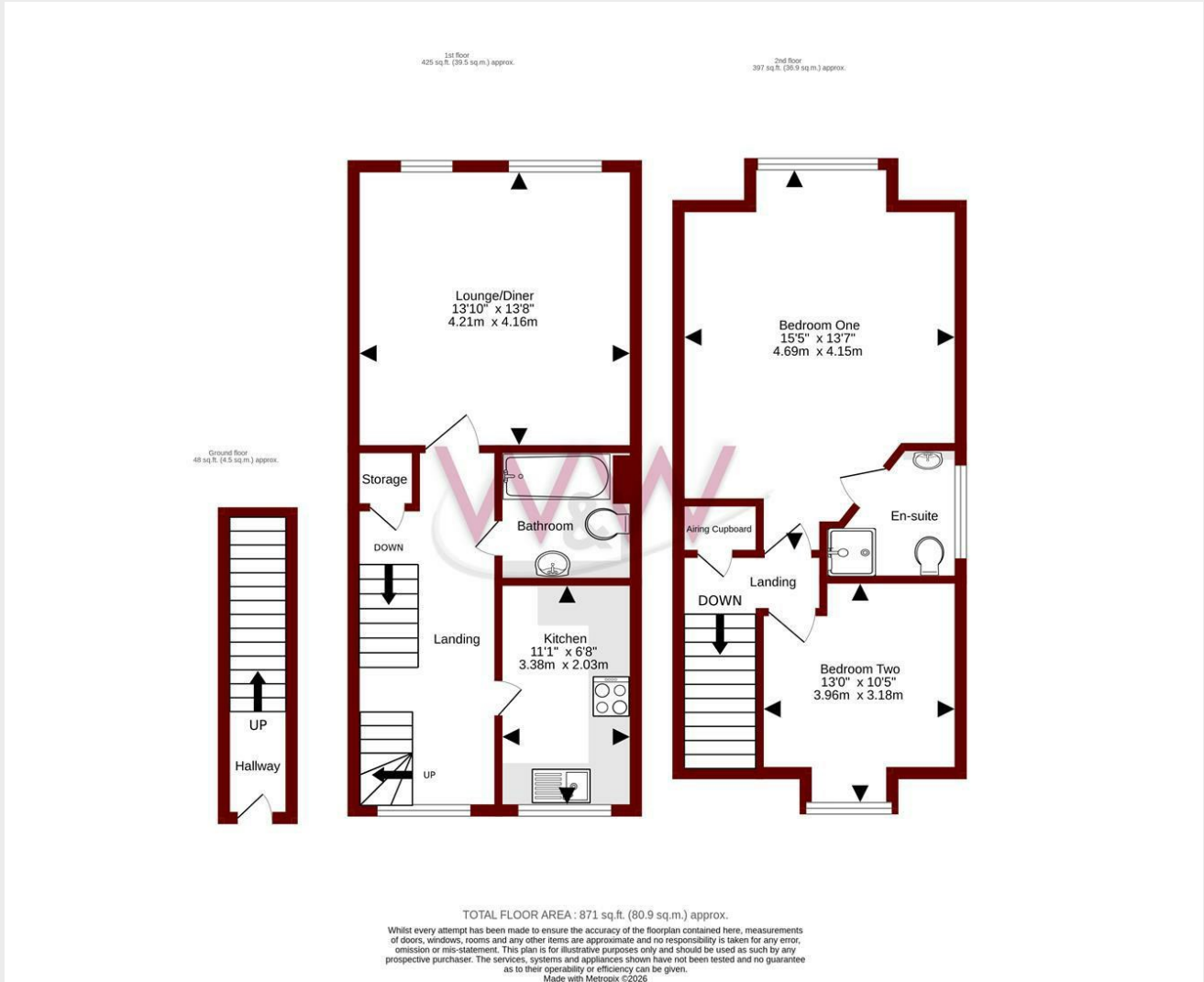
Sewerage - Mains

Heating - Electric heating

Broadband - There is no broadband currently 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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 - Leasehold

Current EPC Rating - D

Potential EPC Rating - C

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