



88 Coriander Way, Whiteley, Fareham, PO15 7HH

Offers In Excess Of £375,000



Coriander Way | Whiteley
Fareham | PO15 7HH
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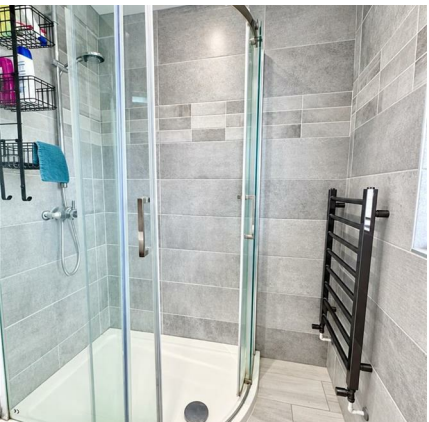
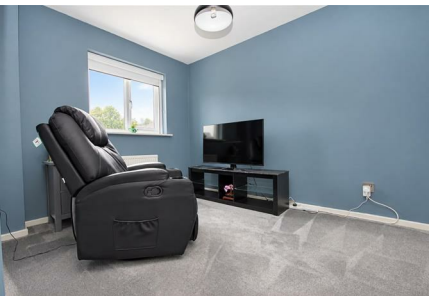
W&W are delighted to offer this beautifully presented and significantly improved three-bedroom semi-detached family home, quietly positioned along a private road. The property features a superb open-plan modern re-fitted kitchen/breakfast room, inviting lounge with log burner, stylish re-fitted shower room and a beautifully landscaped garden. A wonderful family home, combining modern living with a peaceful and desirable setting.

Coriander Way is just a short stroll to Meadowside & Whiteley Shopping Centre providing a variety of shops, eateries and amenities including cinema and leisure centre. Excellent transport links are also easily accessible including A27, M27 & Swanwick train station. The property is also within walking distance to the two local primary school's ;Whiteley Primary School & Cornerstone Primary School.

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.





Extremely well-presented three-bedroom semi-detached home

Enviably private road location enjoying an outlook over the local play park

Quiet private lane serving just five properties

Camaro Flooring flowing through the entrance hall, lounge & kitchen

Lounge with feature gas log burner & understairs storage cupboard

Impressive open-plan kitchen/dining room with built-in breakfast bar

Contemporary high-gloss kitchen units & wood-effect laminate worktops

Integrated appliances include dishwasher, washing machine & wine Fridge

Space for an american-style fridge freezer

Impressive family room with insulated roof, double doors opening onto the rear garden & built-in window blinds

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes

Two additional bedrooms with one benefitting from built in wardrobes

Re-fitted shower room comprising three piece white suite with double shower cubicle replacing the bath, fully tiled with a heated towel rail

Partially converted garage providing versatile office/gym or storage space

Beautifully landscaped rear garden with artificial lawn & paved patio

Driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

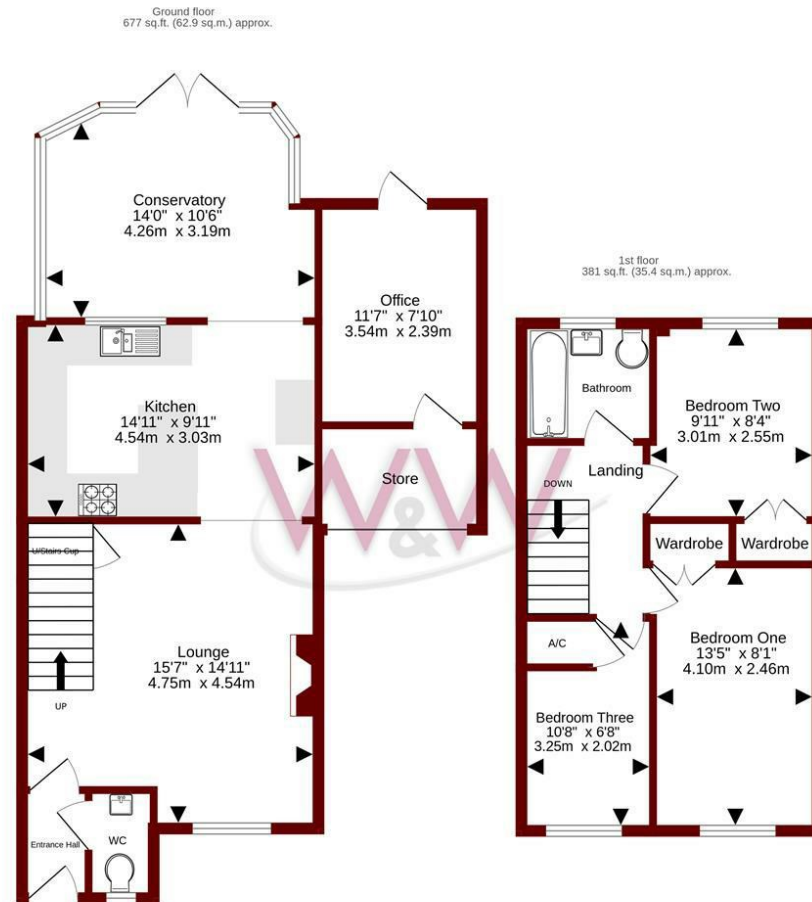
Sewerage - Mains

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>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 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		
(55-68) D	65	77
(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

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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