



63 Angelica Way, Whiteley, Fareham, PO15 7HZ

Asking Price £400,000



Angelica Way | Whiteley  
Fareham | PO15 7HZ  
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W&W are delighted to offer for sale this well presented five bedroom semi detached town house offered with no forward chain. Internally, the property boasts over 1400 sq.ft providing lounge/dining room, kitchen/breakfast room, five bedrooms with two benefitting from en-suites, cloakroom & main bathroom. Outside, the property sits on an enviable plot providing a landscaped garden & driveway parking.

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.





Five bedroom semi detached town house

Views to the rear across Meadowside

No chain ahead

Entrance hall boasting built in understairs storage cupboard & door opening out to the rear garden

Study/bedroom to the ground floor with double doors opening out to the garden

Additional double bedroom to the ground floor benefitting from built in wardrobes & en-suite

Downstairs cloakroom

Spacious 'L' shaped lounge/dining room with Juliette balcony enjoying panoramic views overlooking Meadowside

Kitchen/breakfast room with Juliette balcony to the front & breakfast bar

Integrated appliances include oven & hob with space/plumbing for additional appliances

Main bedroom to the top floor with built in wardrobes & en-suite shower room

Two additional bedrooms with one benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

'In our opinion' we feel that the property is extremely light, bright & airy throughout

Landscaped rear garden majority laid to lawn, multiple paved patio areas perfect for alfresco dining, display shrubbery/flower beds & shed to remain

Driveway parking for vehicles

Strolling distance to Whiteley shopping centre & Meadowside

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

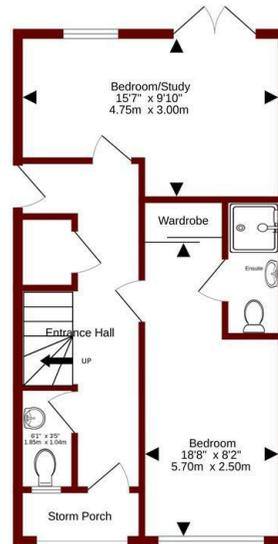
Broadband - There is broadband connected to the property

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

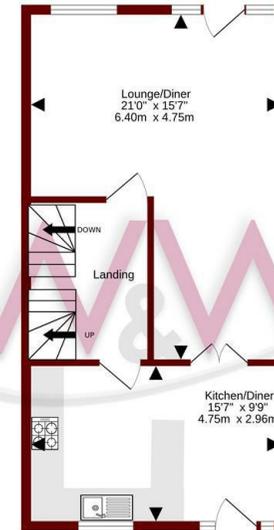
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



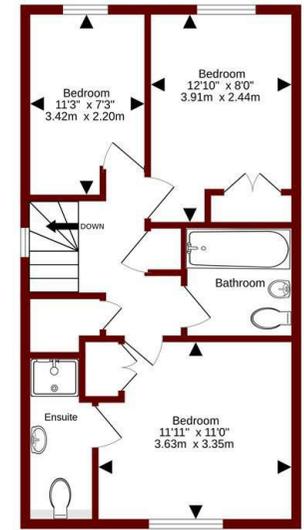
Ground floor  
481 sq.ft. (44.7 sq.m.) approx.



1st floor  
479 sq.ft. (44.5 sq.m.) approx.



2nd floor  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.5 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		82
(81-91)	B		
(69-80)	C	76	
(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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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