



40 Oak Coppice Road, Whiteley, Fareham, PO15 7GU

Offers In Excess Of £199,995



Oak Coppice Road | Whiteley
Fareham | PO15 7GU
Offers In Excess Of £199,995

W&W are pleased to offer for sale this two bedroom freehold coach house offered with no forward chain. The property benefits from two bedrooms, kitchen, lounge/dining room & main bathroom. The property also benefits from a garage and an allocated parking space.

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 bedroom freehold coach house offered with no chain ahead

Lounge/dining room with window to the front

Kitchen benefitting from built in oven/hob, fridge/freezer, dishwasher & washing machine

Main bedroom benefitting from built in wardrobes & airing cupboard

Guest bedroom with window to the front

Main bathroom comprising three piece suite

Garage & allocated parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

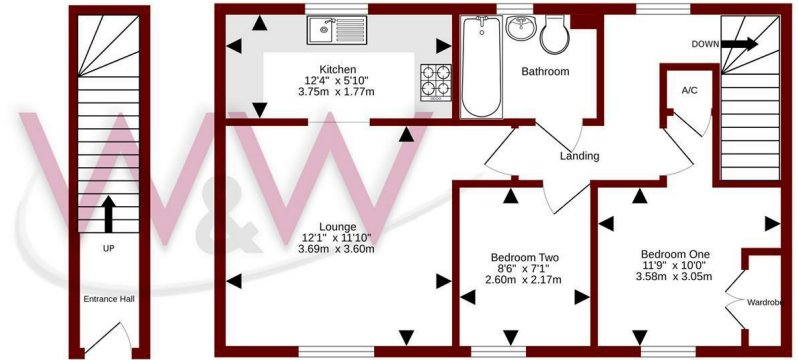
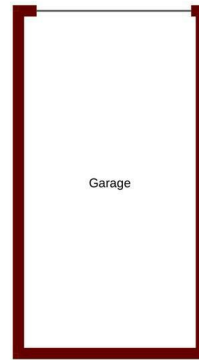
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
236 sq.ft. (22.0 sq.m.) approx.

1st floor
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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		75	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 - B

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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