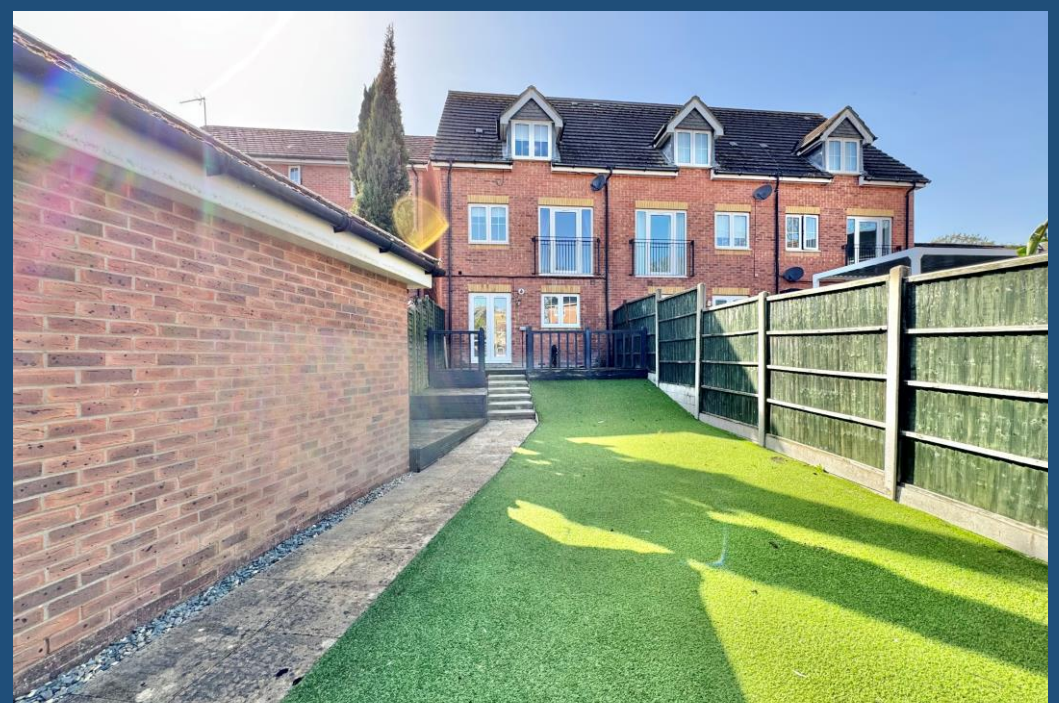




£360,000
Freehold

12 Coleridge Drive, Whiteley
Fareham, Hampshire PO15 7NN



Quick View

	3 Bedrooms		Garage
	2 Living Rooms		3 Bathrooms & Cloak
	Town House		EPC Rating C
	Parking for One		Council Tax Band E

Reasons to View

- A modern-style three-storey townhouse boasting generously proportioned bedrooms and living spaces, making this a great purchase for the growing family.
- The ground floor offers a well-appointed kitchen, separate utility room and fourth bedroom, which could also work as a fantastic home office space.
- With three further bedrooms set across two floors, and two en-suite bathrooms, there'll be no fighting for the bathroom in the mornings here.
- Whiteley has become an established and much requested location offering excellent local shopping and schooling. With everything on your doorstep, Whiteley ticks lots of boxes.
- The enclosed rear garden provides that all important outdoor space, being nicely enclosed. A real haven for you and the family to relax, enjoy and play. Designed for ease of maintenance.
- The property is offered with no onward chain and could suit buyers looking for a speedy exchange of contracts and completion.

Description

Whiteley has developed over the years to become a real 'go to' place to live. From its comprehensive shopping village with renowned brands and stores, to the local shopping facilities, eateries and cinema complex. Access to the M27 motorway via junction 9 or if rail travel is what's required, Swanwick Railway station is close to hand.

Enter through the front door into the hallway with hard-wearing wooden flooring and the downstairs W.C. There are additional built-in storage cupboards. Stairs lead you up to the first floor. The garden-facing kitchen and dining area is fitted with ample worksurfaces with storage above and below, with an inset four-ring gas hob and electric oven beneath with an extractor over and an inset stainless steel sink unit. The glow-worm gas-fired boiler is integrated into the storage units. There is a tiled floor and double-glazed French doors that lead you out to the rear garden. The utility room comprises additional storage, work surface and a stainless steel sink unit. Also on the ground floor is the fourth bedroom, which would make a fantastic home working space, snug or playroom.

On the first floor, the garden-facing 'L' shaped sitting room has double-glazed French doors that open onto a Juliet balcony. There is also a double bedroom with built-in wardrobes and an en-suite bathroom that comprises a shower, pedestal wash hand basin and W.C. On the 2nd floor you will find two further bedrooms. The first bedroom also has built-in wardrobes, an en-suite which comprises a shower, pedestal wash hand basin and W.C. The second bedroom is also a double. The family bathroom comes with a panelled bath, pedestal wash hand basin and W.C.

The private, easy-care garden features a raised deck – ideal for relaxing or entertaining – artificial lawn, and a path to the garage which is located to the rear of the property.

If an end-of-chain property with vacant possession is something that would meet your needs whilst offering generous family accommodation and well-proportioned rooms, this could well be the one for you. Call Robinson Reade and one of our friendly professional team members will be happy to show you over.

Other Information

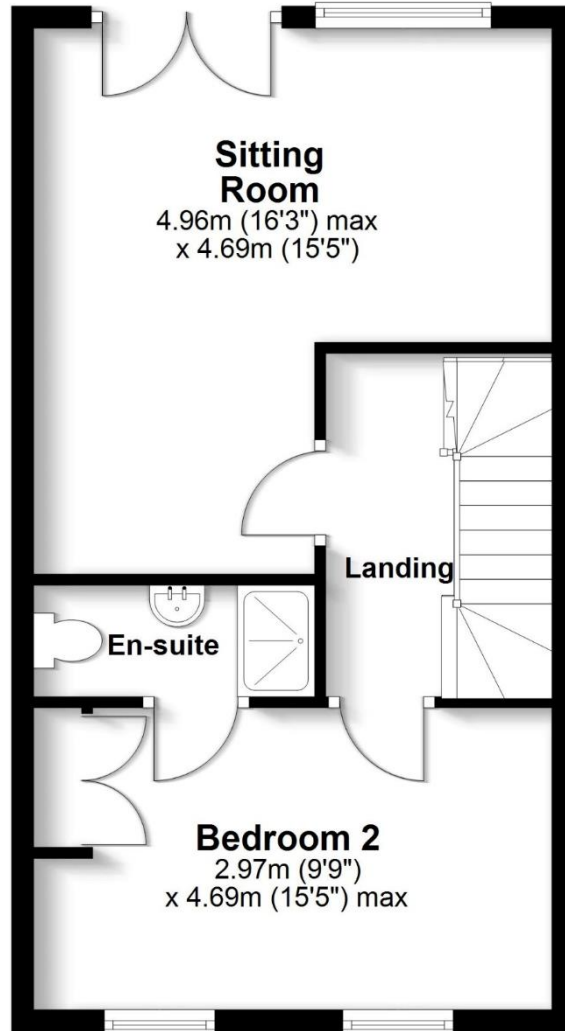
As with many newer homes there is an estate charge payable to Greenbelt Group Ltd for the upkeep of the green areas, street lighting etc. the current charge is £38.04 per month.

Directions

<https://what3words.com/pelted.fallback.bright>

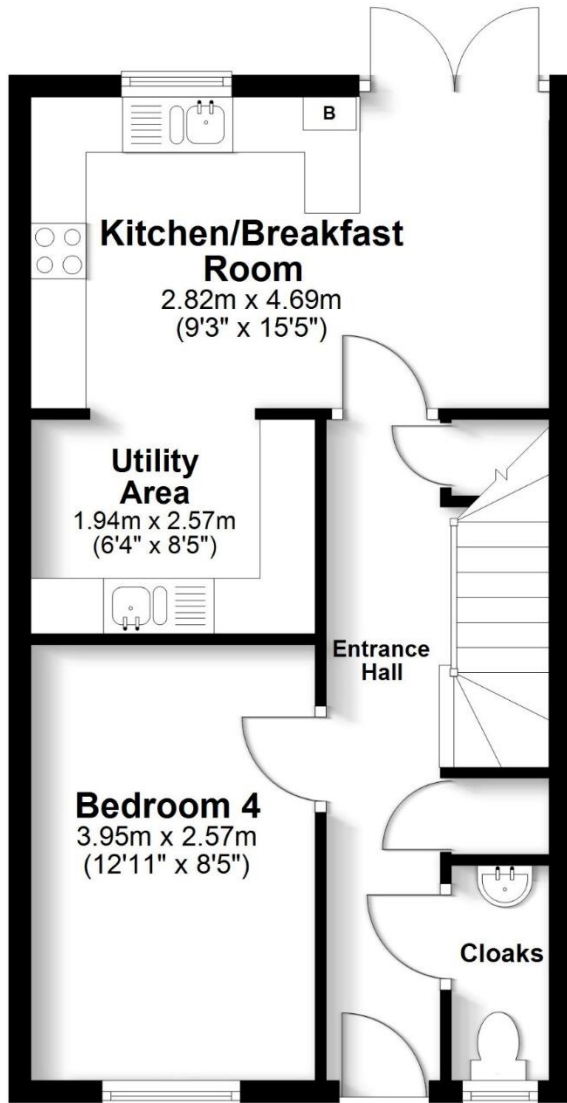
First Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



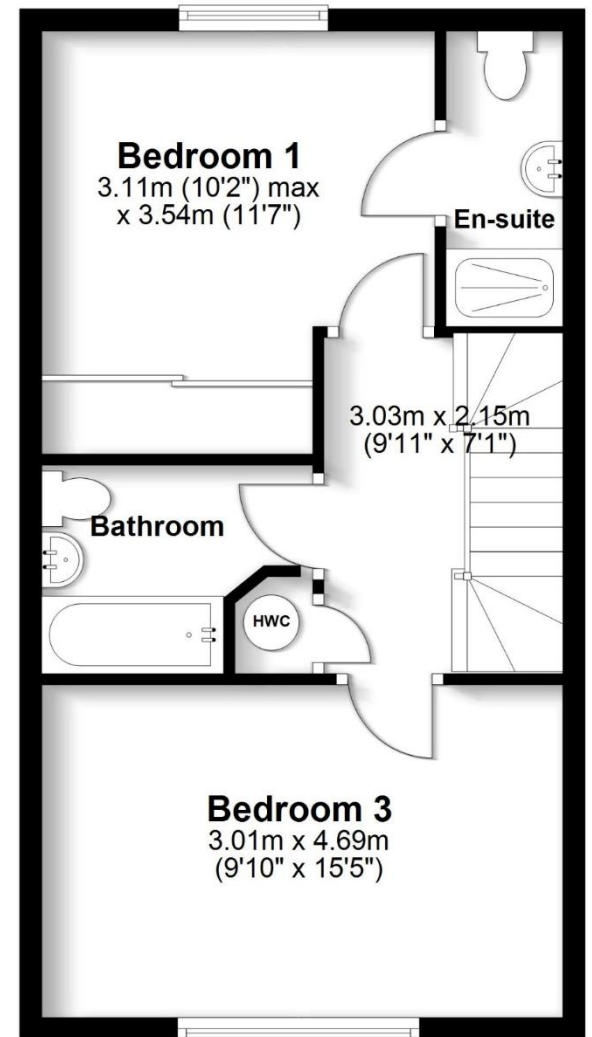
Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



Second Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



Total area: approx. 122.2 sq. metres (1315.8 sq. feet)

Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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