



112 Angelica Way, Whiteley, PO15 7HY

Offers Over £350,000



Angelica Way |  
Whiteley | PO15 7HY  
Offers Over £350,000

W&W are delighted to offer for sale this well presented & extended three bedroom semi detached home. The property boasts three bedrooms, lounge, kitchen/breakfast room, modern downstairs cloakroom, orangery style extension & upstairs shower room. The property also benefits from a rear landscaped garden, garage & 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.





Well presented & extended three bedroom semi detached home

No chain ahead

Welcoming entrance hall

Kitchen/breakfast room enjoying built in oven/hob with space for additional appliances

Spacious lounge enjoying large built in understairs storage cupboard, centrepiece fireplace with inset electric fire & bi-folding doors opening into the orangery

Orangery style extension enjoying lantern skylight & double doors opening out into the rear garden

Modern re-fitted downstairs cloakroom comprising two piece suite & attractive wall/floor tiling

Main bedroom benefitting from built in wardrobes

Two additional bedrooms

Shower room comprising three piece white suite with feature low profile double shower cubicle tray

Rear landscaped garden majority laid to artificial lawn with raised flower beds

Garage with power & lighting

Driveway parking

Strolling distance to Whiteley shopping centre

Fully boarded loft & garage loft

### **ADDITIONAL INFORMATION**

Property construction - Traditional Brick Built

Electricity supply - Mains

Water supply - Mains

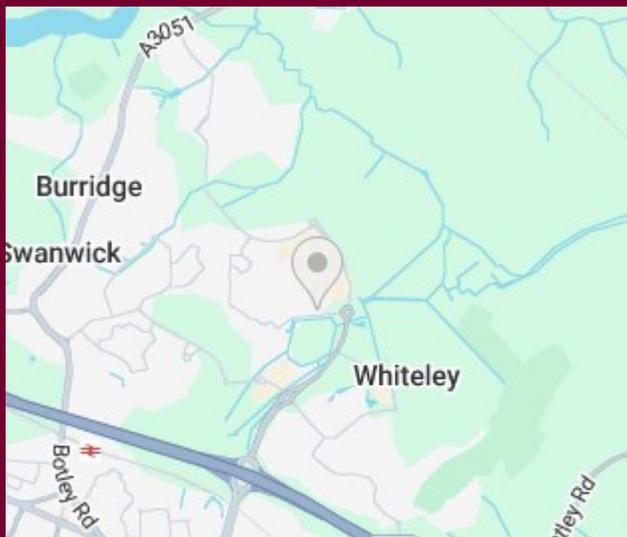
Sewerage - Mains

Heating - Gas central heating with replacement Vaillant boiler

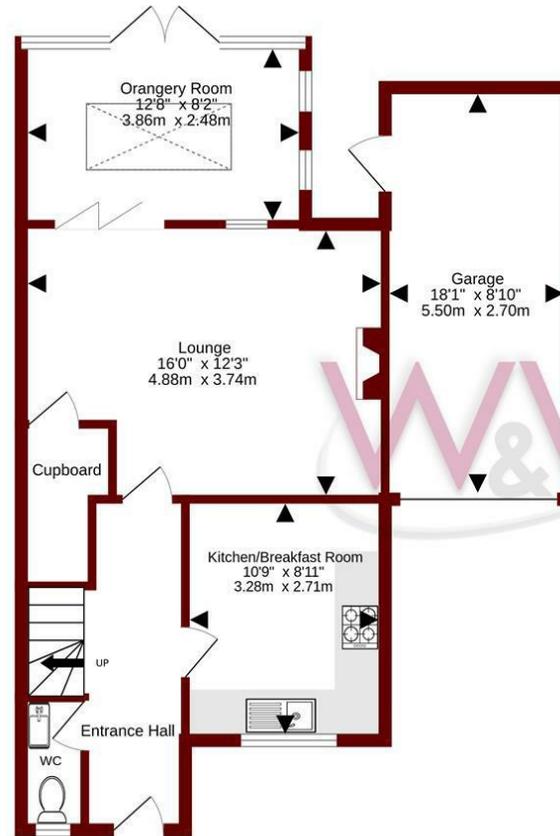
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media and is connected via Cable

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

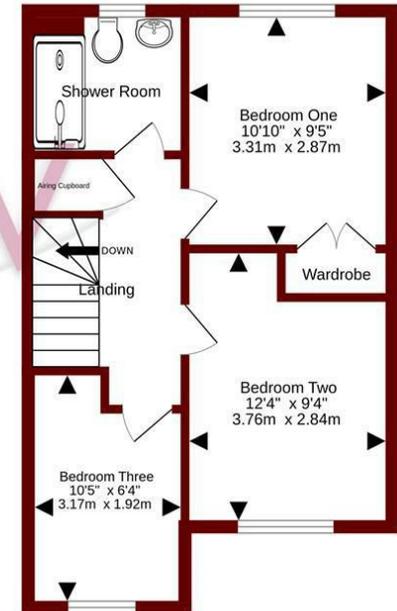
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
660 sq.ft. (61.3 sq.m.) approx.



1st floor  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	74
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Council Tax Band - D - £2053.99 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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