



52 Coriander Way, Whiteley, PO15 7HQ

Asking Price £355,000



Coriander Way |
Whiteley | PO15 7HQ
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W&W are delighted to offer for sale this well presented three double bedroom end of terraced house overlooking Meadowside to the front. The property boasts three bedrooms, kitchen, L shaped living/dining room, family room, main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, remainder of garage & driveway parking.

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.





Well presented three double bedroom end of terraced home ideally located overlooking Meadowside to the front

Modern kitchen enjoying attractive quartz effect worktops & high gloss units

Integrated appliances include oven, microwave, hob & single fridge with additional space for washing machine/dishwasher

18'5ft Living/dining room with patio doors opening out onto the rear garden

Family room providing additional storage space

Main bedroom benefitting from built in wardrobes & modern en-suite shower room

Two additional double bedrooms both benefitting from built in storage and both enjoying Meadowside views to the front

Main bathroom comprising three piece suite

Southerly facing landscaped rear garden with lawn area, paved patio & display flower/shrubbery

Remainder of garage

Driveway parking for multiple vehicles

Strolling distance to Whiteley shopping centre & Meadowside park

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 and the seller informs us that this is supplied by

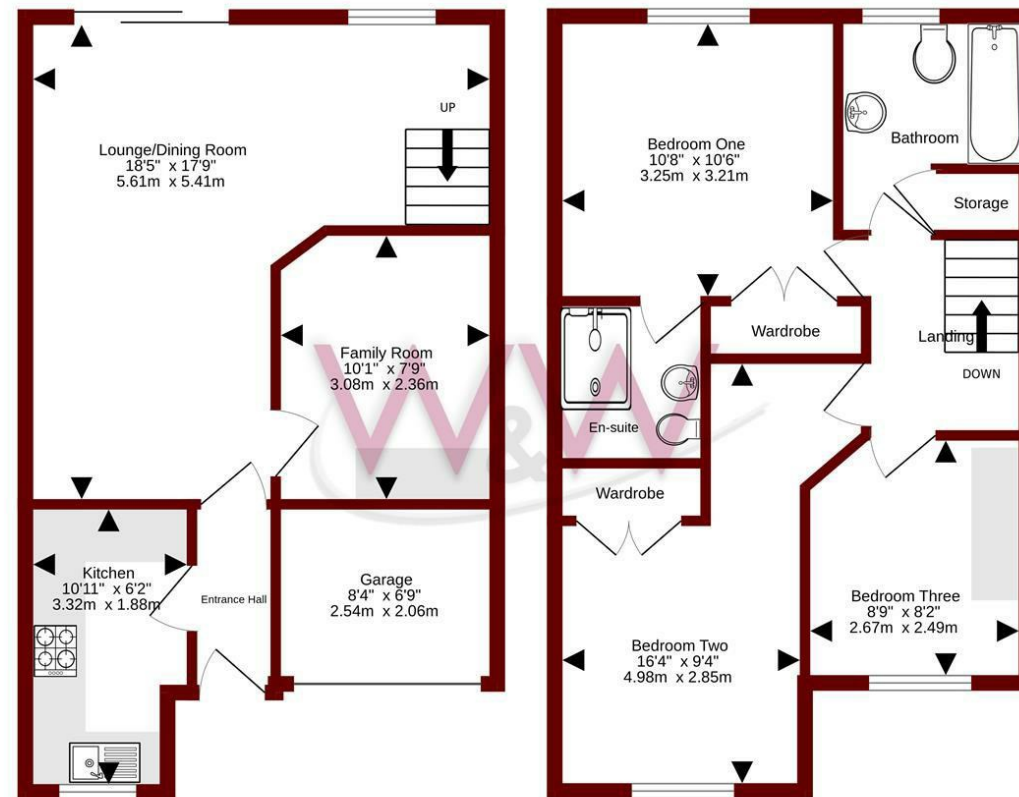
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
469 sq.ft. (43.5 sq.m.) approx.

1st floor
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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		
(81-91) B		89
(69-80) C	75	
(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 - £2236 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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