



11 Coldland Road, Whiteley, Fareham, PO15 7QR

Asking Price £320,000



Coldland Road | Whiteley
Fareham | PO15 7QR
Asking Price £320,000

W&W are delighted to offer for sale this beautifully presented '2022' built two double bedroom, two en-suite semi detached house. The property boasts two bedrooms, modern kitchen, lounge/dining room, cloakroom, en-suite shower room to the main bedroom & en-suite bathroom to the guest bedroom. The property also benefits from a rear landscaped garden & driveway parking for vehicles.

Coldland Road is ideally located for the modern family lifestyle, the Whiteley shopping centre providing a variety of shops and eateries as well as a cinema and supermarket is just a few minutes away, as is 'Meadowside', offering large play field, park & leisure centre. The M27, A27 & Swanwick train station are all easily accessible also. 'Cornerstone Primary School' is extremely close to the property & 'Whiteley Primary School' is also within walking distance.

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.





Beautifully presented '2022' Crest Nicholson built two double bedroom semi detached home

Welcoming entrance hall enjoying built in understairs storage cupboard & attractive wood effect flooring flowing throughout the ground floor

Modern kitchen boasting Silestone worktops, attractive cabinets, added breakfast bar with wooden worktops & feature barn style hanging door

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

Spacious lounge/dining room with double doors opening out onto rear garden

Downstairs cloakroom comprising two piece white suite

Main bedroom boasting built in mirrored sliding wardrobes & modern en-suite shower room

Guest bedroom benefitting from twin windows to the front & en-suite bathroom

Both en-suite's comprise of a three piece white suite & attractive tiling

Feature made to measure shutters to the kitchen and front bedroom to remain

Southerly facing landscaped rear garden laid to paved patio, artificial lawn area with raised sleepers enjoying display flower/shrubbery, awning off of the patio & 8ft by 8ft shed to remain

Driveway parking for multiple vehicles

Estate management charge approx. £208.32 PA

Solar panels to the roof x2

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

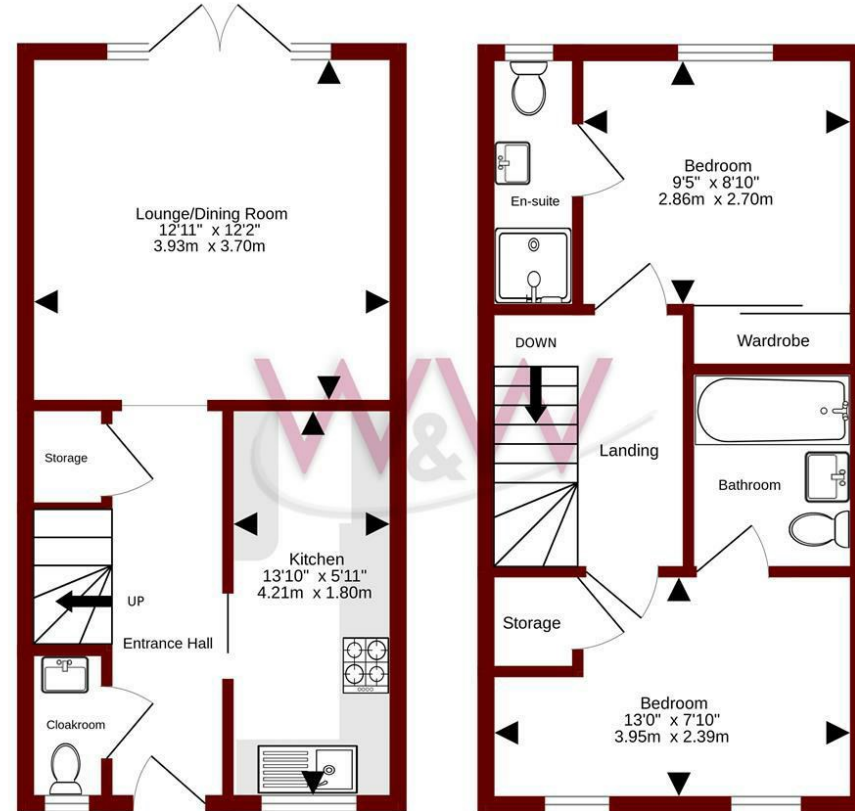
Broadband - There is broadband connected to the property

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



Ground Floor
337 sq.ft. (31.3 sq.m.) approx.

1st Floor
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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.
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

PO15 7PD

01489 580800

whiteley@walkerwaterer.co.uk

www.walkerwaterer.co.uk