



28 Coriander Way, Whiteley, PO15 7HG

Asking Price £375,000



Coriander Way |
Whiteley | PO15 7HG
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W&W are delighted to offer for sale this extremely well presented and vastly improved three bedroom semi detached family home. The property boasts modern kitchen, dining room, utility, lounge, conservatory, three bedrooms, family bathroom, downstairs cloakroom & en-suite to the master. The property also enjoys a rear landscaped garden and driveway parking for vehicles.

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.

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.





Extremely well presented three bedroom semi detached family home

Welcoming entrance hall enjoying tiled flooring flowing into the kitchen, dining room, utility room & downstairs cloakroom

Kitchen boasting integrated oven/hob with space for additional appliances

Separate utility area

Dining room with window to the front

'L' shaped lounge with patio doors opening out to the garden

Spacious conservatory with double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & modern en-suite shower room with attractive grey tiling & feature remote control system shower

Two out of the three bedrooms benefitting from built in wardrobes

Main bathroom comprising three piece white suite

Landscaped rear garden enjoying decked sun terrace area perfect for alfresco dining, area laid to lawn with display shrubbery/flowers

'In our opinion' the garden offers a good degree of privacy

Driveway parking

Loft room with dormer window (accessed via pull down ladder)

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

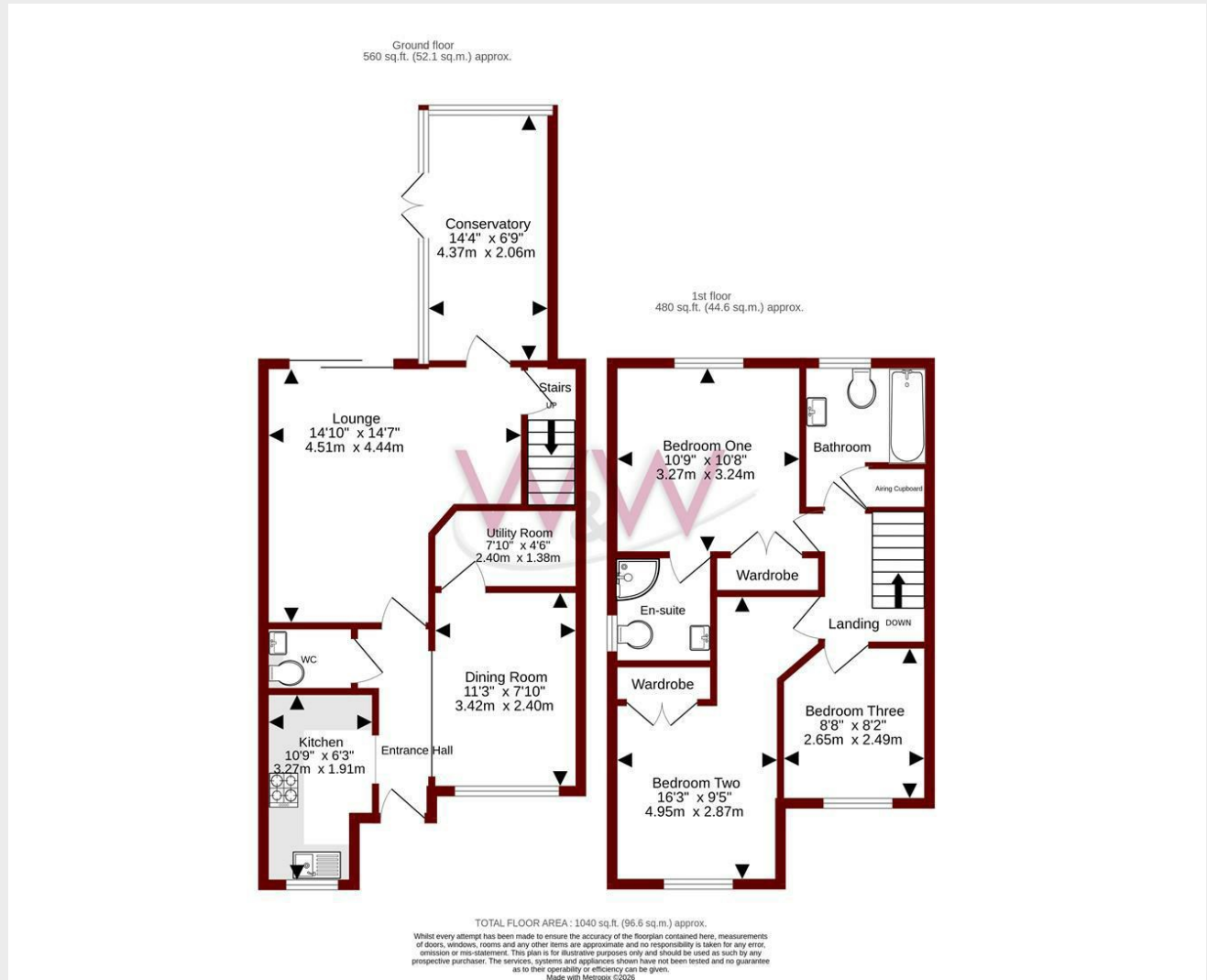
Sewerage - Mains

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>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	69	
(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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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