



Coleridge Drive, Whiteley, Fareham, Hampshire, PO15 7NN

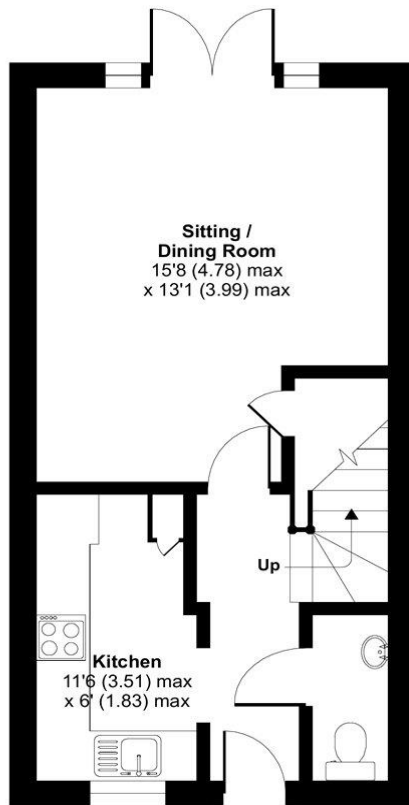


ACCOMMODATION

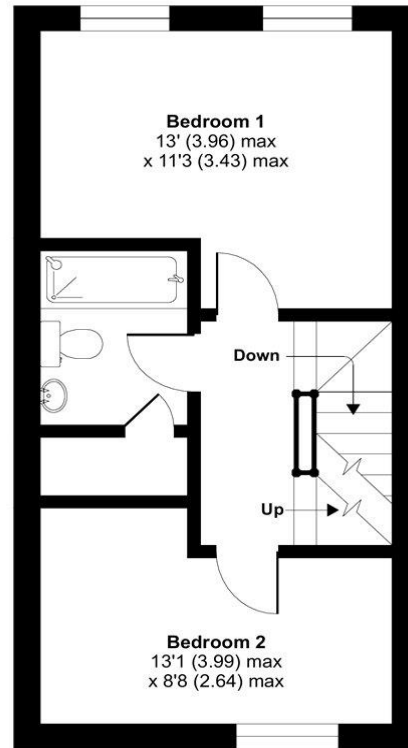
Located in the popular "Sweethills" area, this three-bedroom family house is ideal for those wanting a quiet setting and a home ready to move straight into. Beautifully decorated throughout, the accommodation is spread out across three floors. The ground floor comprises a fitted kitchen with standalone appliances at the front of the property, a cloakroom off the hallway and a sitting/dining room to the rear of the home with wood effect flooring and patio doors opening out to the rear garden. The first floor comprises two double bedrooms and a family bathroom with shower over bath and storage cupboard. On the second floor is the principal bedroom. The rear garden is mainly laid to lawn with a large patio and storage shed. Behind gates the property benefits from two allocated parking spaces.

Approximate Area = 946 sq ft / 87.9 sq m

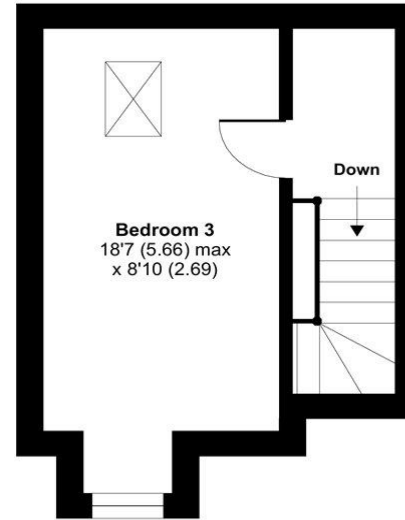
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 91 |
| (81-91) | B | 80 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 925333



SITUATION

Whiteley is a modern residential area which has been created over the last three decades, it is situated just north of J9 M27 and centres around a vibrant shopping and leisure centre. The housing is designed to cater for all requirements and price ranges and in recent years the infrastructure has been developed to enable easy access to Park Gate which provides access to Swanwick and Warsash, as well as the A27 to Fareham and Southampton. It also provides very good access to Burringde, from which, both Botley and Hedge End can be reached. Whiteley has the benefit of two primary schools and excellent medical and shopping facilities.



SPECIFICATION

- Terraced house
- Popular Sweethills location
- Three double bedrooms
- Sitting/dining room overlooking garden
- Two allocated parking spaces behind gates
- No onward chain
- Walking distance from shops and recreation ground

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band C

GUIDE PRICE £360,000

TENURE

FREEHOLD

Monthly Service Charge: £9.25 per month

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.