



Guide Price £210,000

1 Oak Coppice Road

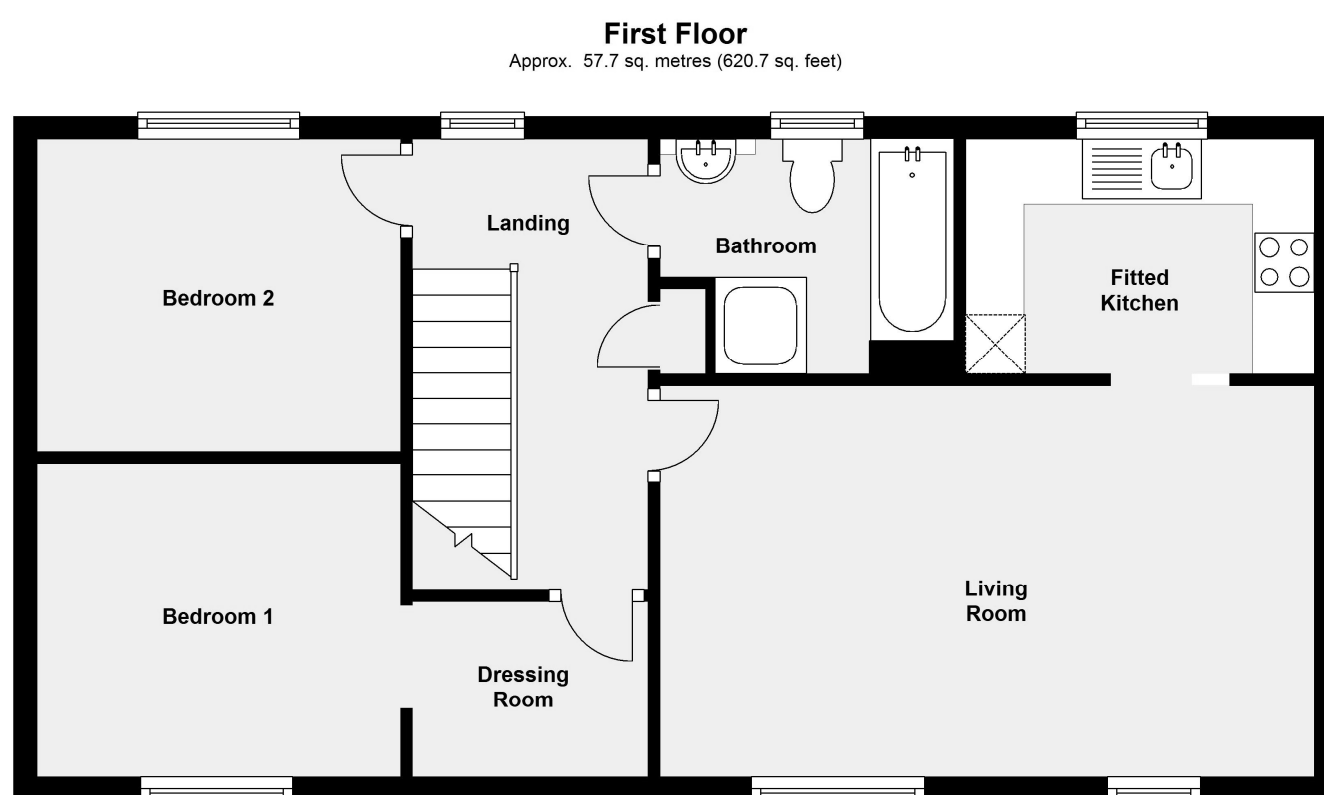
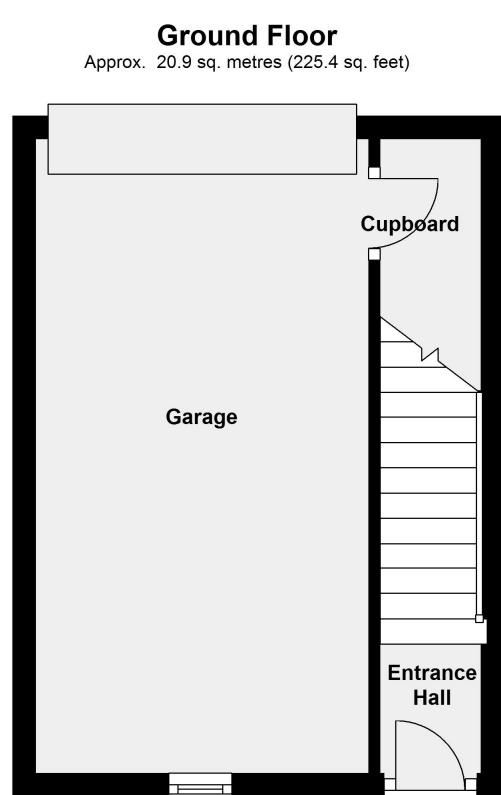
Whiteley, Fareham, Hampshire, PO15 7GU



One of the nicest things about coach house living is the feeling of independence from your neighbours, nothing can beat having your own front door. Outside there's an easy to maintain shingle area to the front and at the rear access to the garage with large under the stairs storage cupboard. Stepping into the hall the stairs go straight up to the landing with built in storage cupboard and loft access. The spacious living room has two windows to the front and plenty of room for dining too, with an archway to the kitchen so you can keep chatting while you play chef at the built in oven & hob. The heating system has been upgraded with a new gas combination boiler. There are two double sized bedrooms with the master having the benefit of a dressing area. The bathroom is well equipped with both a bath and separate shower. Offered with no forward chain there will be no hold up with getting you in moved in here.

Reasons to view

- Suited to first time buyers, investors and downsizers alike, you can move straight in to this neat coach house and start enjoying.
- With a large living space & kitchen off there's plenty of room to entertain guests and with two double bedrooms there's even room to stay over!
- Possibly one of the most convenient roads in Whiteley as far as getting to the shops and restaurants; you won't be getting the car out once your home for the weekend.
- For those who like a bit of space to get ready in the morning, you'll love the dressing area in the master bedroom!
- Offering a bathroom fitted with a bath and separate shower, you can relax into the bubbles on Friday night or make it a quick shower on Monday morning!!
- Benefiting from a garage and large storage cupboard, this property is perfect for anyone needing lots or storage space or maybe somewhere to keep your motorbike or car.



The Accommodation Comprises:

Entrance Hall: Plain plastered ceiling, inset coir mat, stairs to first floor, radiator.

Landing: UPVC double glazed window to rear, plain plastered ceiling with loft access hatch, built in storage cupboard, radiator. Doors to:

Living Room: 18'2 (5.53m) x 10'9 (3.27m) Two UPVC double glazed windows to front, plain plastered part sloped ceiling, two radiators, television aerial and telephone point. Feature fireplace with electric fire fitted. Arch to:

Kitchen: 9'7 (2.92m) x 6'7 (2.01m) UPVC double glazed window to rear, plain plastered ceiling, fitted wall and base cupboards with roll edge work surface over and tiled surrounds. Built in electric oven with gas hob and fume hood over, wall mounted gas combi boiler, kick heater, spaces for fridge/freezer and washing machine.

Dressing Area: 6'5 (1.95m) x 4'10 (1.47m) Plain plastered ceiling. Arch to:

Bedroom One: 9'11 (3.02m) x 8'8 (2.64m) UPVC double glazed window to front, plain plastered part sloping ceiling, radiator.

Bedroom Two: UPVC double glazed window to rear, plain plastered ceiling, radiator.

Bathroom: UPVC obscure double glazed window to rear, plain plastered ceiling, extractor, radiator. Four piece suite comprising: low level WC, vanity wash hand basin with cupboard under, shower cubicle and panelled bath with mixer tap over, tiled surrounds.

Garage: 17'10 (5.43m) x 9'5 (2.87m) Power and lighting, up and over door, door to under stairs storage area.

NB: This property is in the Area K of Whiteley and therefore attracts an estate charge of approx £190.00 PA.

Council Tax Band: We are advised that this property is under the Winchester billing authority area and is council tax band C.

EPC: Currently rated C.

Directions: From Junction 9 on the M27 proceed north on Whiteley Way, go straight over the first roundabout and then take the third exit at the next. At the second roundabout bear left into Bluebell Way. Go past the entrance to Tesco, and then take the left hand turn into Silver Birch Way. At the T junction turn right into Thyme Avenue and follow the road round the left hand bend, Oak Coppice Road will then be found on the right.

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○ **Whiteley Office**
 Shop 1, 3600 Parkway, Whiteley
 Fareham, Hampshire, PO15 7AN
01489 579 911
 whiteley@robinsonreade.co.uk

Company registered number 5185152



○ **Park Gate Office**
 10-14 Middle Road, Park Gate
 Southampton, Hampshire, SO31 7GH
01489 579 009
 parkgate@robinsonreade.co.uk

www.robinsonreade.co.uk

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