

Thyme Avenue,
Whiteley,
Fareham,
Hampshire.
PO15 7GF

285,000



- Single garage with power and lighting plus a storage room which houses gas boiler
- Two double bedrooms, both with built in wardrobes
- Modern Kitchen with integrated appliances with quartz worktops and splash backs
- Open plan living and dining room with ample natural light
- Walking distance to Whiteley centre with shops, restaurants and cinema



Ref: PRB10702

General Description

Located in the vibrant community of Whiteley, residents benefit from easy access to an array of amenities, including shops, restaurants, parks, and recreational facilities. With its convenient location and modern comforts, this 2-bedroom coach house in Thyme Avenue epitomises relaxed living at its finest.

Accommodation

Entrance

160 Thyme Avenue is access via footpath that runs along side 132 Thyme Avenue, you are then met by a paved footpath leading to front door. Entering the property via a composite door with double glazed opaque insert leading you into the entrance hall that consist of radiator, moulded skirting boards, RCD breaker switches, and stairs leading to first floor living accommodation, The property is carpeted throughout apart from kitchen and bathrooms which have a vinyl floor covering.

LOUNGE / DINING ROOM (12' 6" x 25' 7") or (3.80m x 7.79m)

Two UPVC double glazed windows to front aspect with radiators beneath, moulded skirting boards with carpet continued from stairs. An archway to the kitchen and doorway to all other rooms.

Kitchen (6' 7" x 11' 6") or (2.0m x 3.50m)

UPVC double glazed window to the rear aspect. Undermounted one and a half bowl stainless steel sink with quartz worktops, continuing to splashbacks and windowsill. Integrated units include Frost Free Fridge and Freezer, Washing Machine/Tumble Dryer and Dishwasher. A four zone Induction Hob has a double oven beneath and a modern extractor fan above. Wall and Base units are a high gloss finish in "concrete" colour

INNER HALLWAY

Access to all bedrooms and bathroom, loft access, airing cupboard houses central heating water tank, radiator.

Bathroom (6' 7" x 11' 2") or (2.0m x 3.40m)

UPVC double glazed opaque window to rear aspect, partially tiled walls, hand wash basin with vanity storage beneath, low level WC in concealed cistern, panelled bath with chrome mixer tap, separate shower cubicle, radiator with independent thermostat, vinyl flooring.

Bedroom 1 (10' 10" x 15' 5") or (3.31m x 4.70m)

2 x UPVC double glazed windows to front aspect with radiators beneath both windows, moulded skirting boards, built in double wardrobes, carpet. Door to en suite.

En Suite (8' 2" x 5' 7") or (2.49m x 1.70m)

UPVC double glazed window to rear aspect, tiled walls, Low level WC and hand wash basin with chrome mixer tap set in modern vanity units, shower cubicle with mains pressured shower. Ladder style heated towel rail/radiator

Bedroom 2 (8' 2" x 14' 9") or (2.49m x 4.49m)

UPVC double glazed window to rear aspect with radiator beneath, carpet, built in double wardrobe.

GARAGE (19' 7" x 10' 4") or (5.96m x 3.14m)

Accessed via communal car park, up and over door, electric, lighting and large storage cupboard plus boiler.

Other

Winchester council tax band C
Lease and Ground Rent (Next review 2033) - £155.53 Per year
Property Management - £829.68 Per year
Estate Management - £234.52 Per year
Sellers position- Onward chain with vacant possession.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

Tenure

We are informed that the tenure is Leasehold

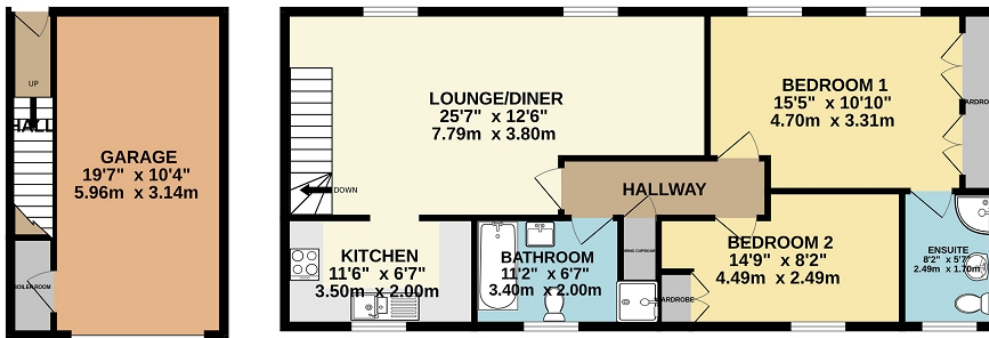
Council Tax

Band Not Specified





FIRST FLOOR 1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.