



23 Brunel Way, Whiteley, PO15 7PW

Asking Price £375,000



Brunel Way |

Whiteley | PO15 7PW

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W&W are delighted to offer for sale this beautifully presented '2021' built three bedroom semi detached home. The property enjoys three bedrooms, lounge, modern kitchen/dining room, cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. The property also enjoys a rear landscaped garden & allocated parking for two vehicles.

'Brunel Way' is in the brand new 2020 'Curbridge Meadows' development nestled between the picturesque market village of Botley and the bustling shopping destination of Whiteley. If you are looking for a pretty, rural location with the benefits and convenience of many larger shops, restaurants, bars and sports clubs. Botley train station is just 1.5 miles away offering regular services to London Waterloo. Curbridge Meadows will when completed have schooling for all ages, including primary school, a secondary school and nurseries.





Beautifully presented '2021' built three bedroom semi detached home

Situated in a tucked away position within the cul de sac

Entrance hall enjoying attractive wood effect flooring flowing throughout the ground floor

Spacious lounge with window to the front

Open plan kitchen/dining room with double doors opening out onto the rear garden, large understairs storage cupboard & downstairs cloakroom

Modern kitchen boasting attractive units/worktops with built in double oven, hob, fridge/freezer, dishwasher & washing machine

Main bedroom enjoying en-suite

Modern en-suite shower room comprising three piece white suite, attractive tiling & large double shower cubicle tray

Two additional double bedrooms with one benefiting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Rear landscaped garden majority laid to lawn with paved patio, side access & shed to remain

Allocated parking for two vehicles to the side

Estate management charge approx. £276.10 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

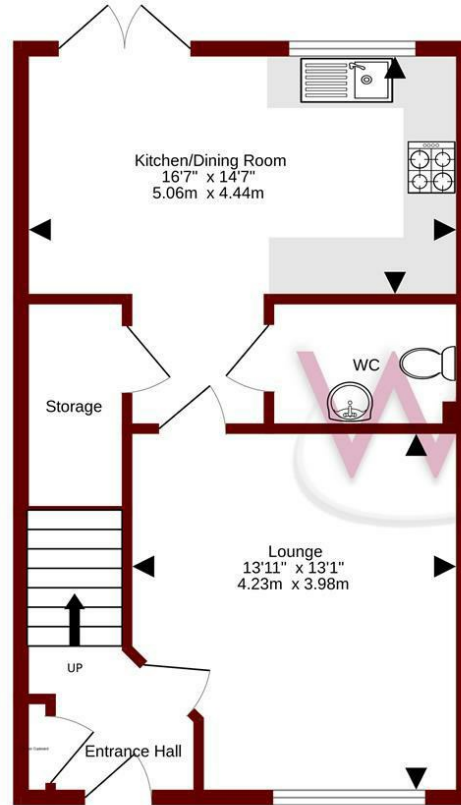
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Pure broadband

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

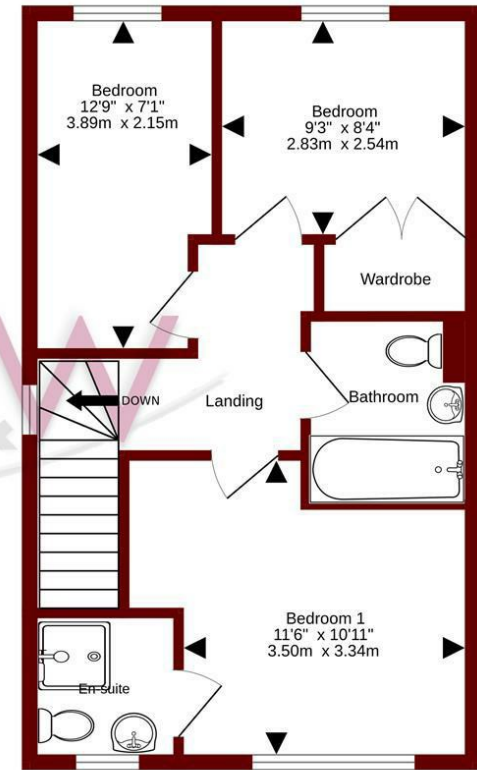
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
463 sq.ft. (43.0 sq.m.) approx.



1st Floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (85.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B		85	
(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 - D - £1600 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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