



14 Willowherb Road, Curbridge, SO30 2HQ

Asking Price £380,000

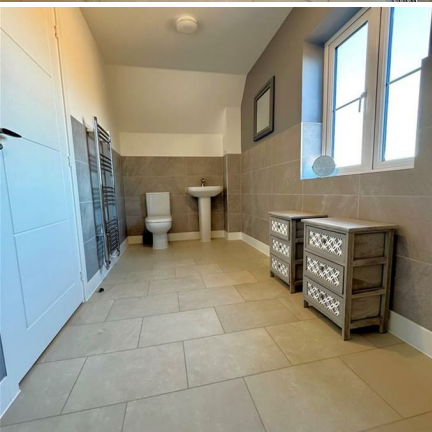


Willowherb Road |
Curbridge | SO30 2HQ
Asking Price £380,000

W&W are delighted to offer for sale this beautifully presented '2024' built three bedroom semi detached townhouse. The property boasts three bedrooms, lounge/dining room, kitchen, cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden & driveway parking for vehicles.

Willowherb Road is in the brand new 'Whiteley Meadows' development. You'll find the 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 then this is the perfect place for you. Botley train station is just 1.5 miles offering regular services to London Waterloo, Portsmouth and Southampton. When completed the development will also have schooling for all ages, including primary school, a secondary school and nurseries.





Beautifully presented three bedroom '2024' built semi detached town house

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen & bespoke fitted understairs storage cupboard

Spacious 'L' shaped lounge/dining room with double doors opening out onto the rear garden

Modern kitchen boasting attractive wood effect worktops, feature mosaic wall tiling & attractive units

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

Downstairs cloakroom

Impressively sized 20'3ft main bedroom to the top floor with wardrobes to remain & en-suite

Large en-suite shower room comprising three piece white suite & attractive wall/floor tiling

Two additional bedrooms to the first floor with one benefitting from twin windows and wardrobes to remain

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

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

Driveway parking to the rear for multiple vehicles

9 Years remaining on the NHBC warranty

Estate management charge approx. £195 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

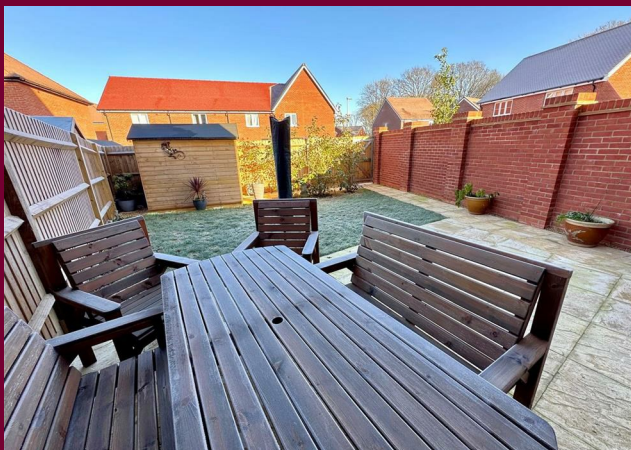
Sewerage - Mains

Heating - Gas central heating

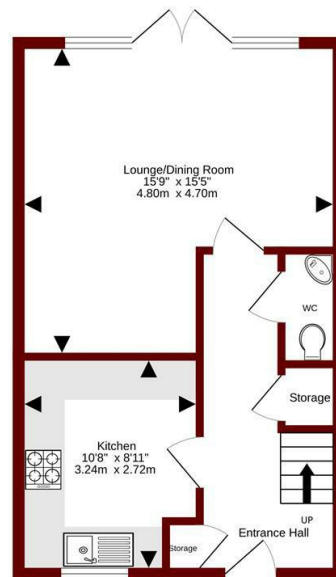
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

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

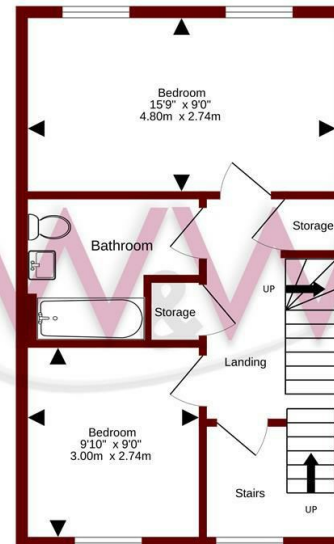
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



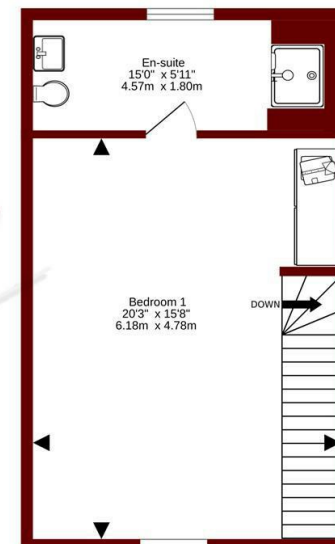
Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



2nd Floor
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1216 sq.ft. (113.0 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		
(92 plus) A		94
(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 - C - £1533 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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