



36 Curbridge Way, Curbridge, SO30 2BB

Asking Price £400,000





Curbridge Way |  
Curbridge | SO30 2BB  
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W&W are delighted to offer for sale this well presented '2022' 'Bovis' built three bedroom town house. The property boasts three double bedrooms, lounge, modern kitchen/dining room, cloakroom, modern main bathroom & modern en-suite shower room. The property also benefits from a rear enclosed garden & allocated parking to the rear.

Curbridge Way is in the 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.





Well presented '2022' built three double bedroom town house

No chain ahead

Spacious lounge enjoying attractive wood effect laminate flooring flowing into the kitchen/dining room & downstairs cloakroom

Kitchen/dining room with double doors opening out onto the rear garden

Modern kitchen boasting built in oven, hob, fridge/freezer, dishwasher & washing machine

Downstairs cloakroom comprising two piece suite

Impressive master suite to the top floor enjoying walk in bay window, dressing area with built in storage cupboard & modern en-suite shower room

Two additional double bedrooms to the first floor with one benefitting from built in wardrobes

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

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

Allocated parking to the rear for two vehicles

Estate management charge approx. £197 PA

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

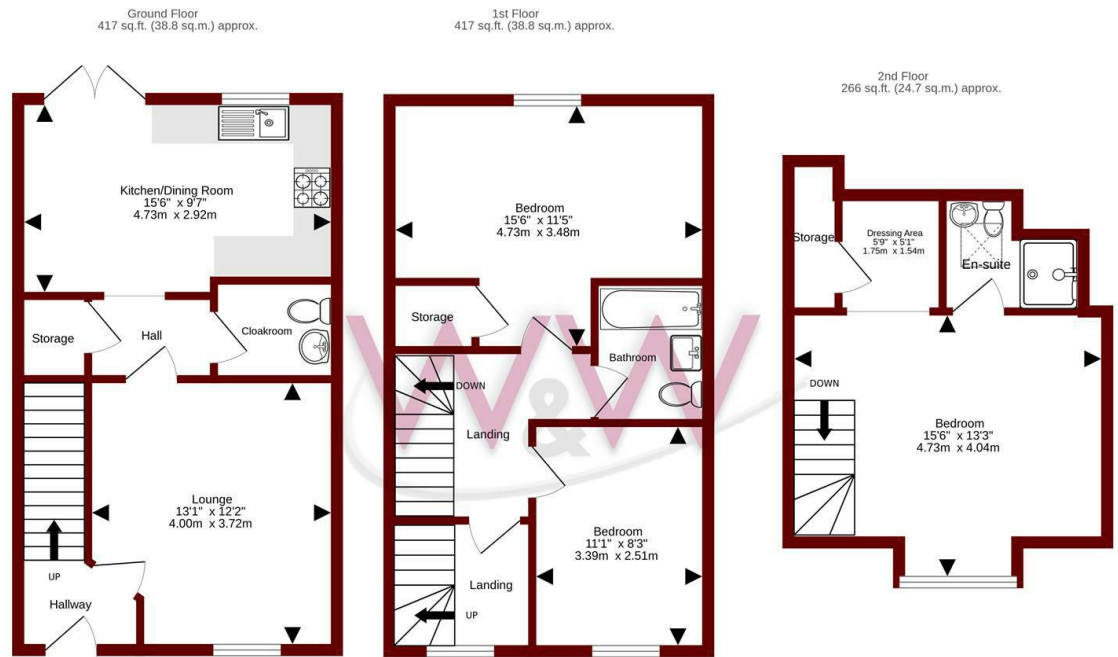
Heating - Gas central heating

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/>





TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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) <b>A</b>		96
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

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