



29 Atkinson Close, Whiteley, PO15 7QA

Asking Price £300,000



Atkinson Close |
Whiteley | PO15 7QA
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W&W are delighted to offer for sale this well presented two double bedroom terraced home. The property boasts two double bedrooms, modern kitchen, lounge/dining room, 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 two vehicles.

'Atkinson Close' is in the brand new '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 then this is the location for you. Botley train station is just 1.5 miles away offering regular services to London Waterloo and other popular destinations. Curbridge Meadows will when completed have schooling for all ages.





Well presented two double bedroom terraced home

No chain ahead

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

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

Spacious lounge/dining room enjoying centrepiece fireplace with inset remote controlled electric fire, double doors opening into the rear garden & built in understairs storage cupboard

Downstairs cloakroom

Main bedroom benefitting from modern en-suite shower room & wardrobes available to purchase for separate negotiation

Guest bedroom enjoying twin windows & built in storage cupboard

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

Rear enclosed landscaped garden enjoying paved patio, area laid to lawn & rear access

Large shed/outbuilding to remain with power

Estate management charge approx. £290 PA

Driveway parking for two to the front

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

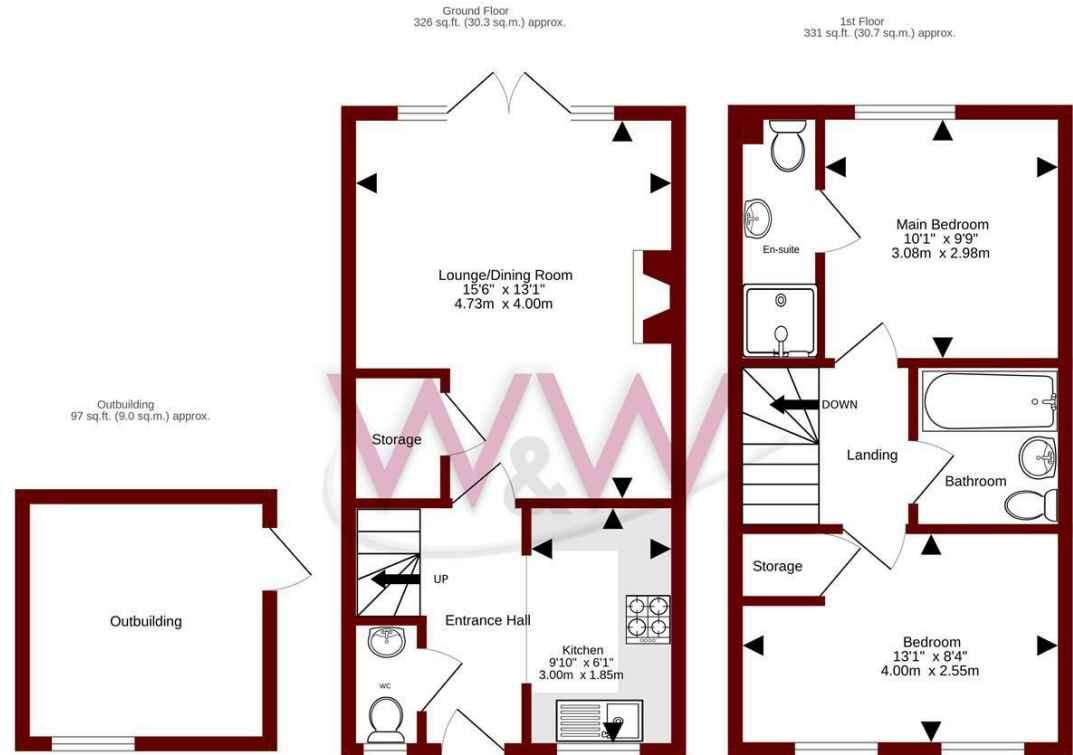
Sewerage - Mains

Heating - Gas central heating

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

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 : 754 sq.ft. (70.0 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		98
(92 plus) A		
(81-91) B	84	
(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

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

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