



22 Avon Road, Curbridge, SO30 2DR

Asking Price £315,000



Avon Road |
Curbridge | SO30 2DR
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W&W are delighted to offer for sale this beautifully presented 2022 built two double bedroom end of terraced home. The property enjoys two double bedrooms, lounge, modern kitchen/dining room, downstairs cloakroom & modern main bathroom. The property also benefits from a rear landscaped garden, garage & driveway parking.

Avon 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 2022 built two double bedroom end of terraced home

Dual aspect living room with attractive karndean flooring flowing throughout the ground floor

13'3ft Open plan kitchen/dining room with double doors opening out to the rear garden & built in storage cupboard

Modern kitchen enjoying attractive cabinets & wood effect worktops

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

Downstairs cloakroom comprising two piece white suite

Main bedroom with window to the rear & modern en-suite shower room

Additional guest bedroom benefitting from built in wardrobes

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

Landscaped rear garden laid to lawn, paved patio & shed to remain

Garage with power & driveway parking

Estate management charge approx. £197.76 PA

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

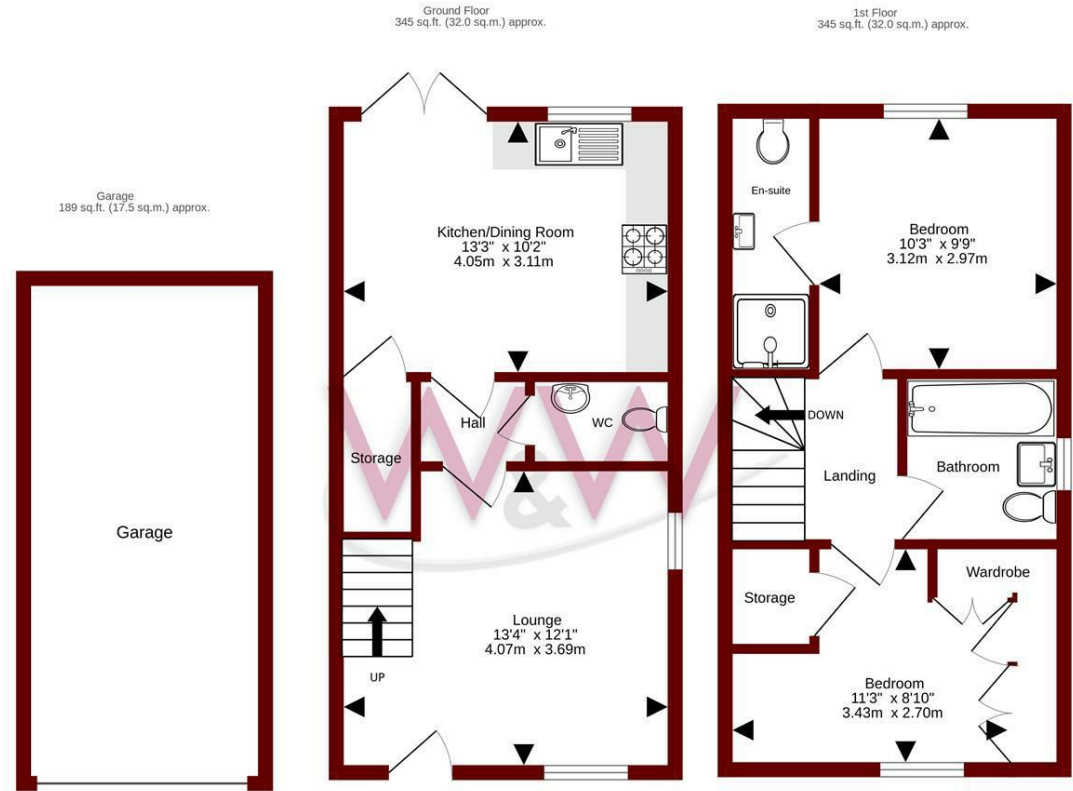
Sewerage - Mains

Heating - Gas central heating

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

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 : 878 sq.ft. (81.6 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		96
(81-91) B		
(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 - £1894.58 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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Whiteley

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