



12 Cranesbill Road, Curbridge, Southampton, SO30 2GN

Offers Over £300,000



Cranesbill Road | Curbridge
Southampton | SO30 2GN
Offers Over £300,000

W&W are delighted to offer for sale this well presented 2022 built two double bedroom semi detached home situated in an enviable position overlooking greenery to the front. The property boasts two double bedrooms, 25'6ft open plan kitchen/dining/living room, downstairs cloakroom & modern bathroom. Outside, the property enjoys a rear garden with outbuilding & driveway parking for two vehicles.

Cranesbill 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.





Well presented 2022 built two double bedroom semi detached home

Enviably position with greenery/woodland views to the front

25'6ft open plan triple aspect kitchen/dining/living room with double doors opening out to the rear garden & built in understairs storage cupboard

Modern kitchen with attractive worktops, cabinets & integrated oven/hob with space for additional appliances

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes

Guest bedroom also benefitting from built in storage

Modern bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear garden majority laid to lawn with paved patio area & newly added outbuilding to remain

Driveway parking to the side for two vehicles

Estate management charge TBC

Remainder of the NHBC Guarantee

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

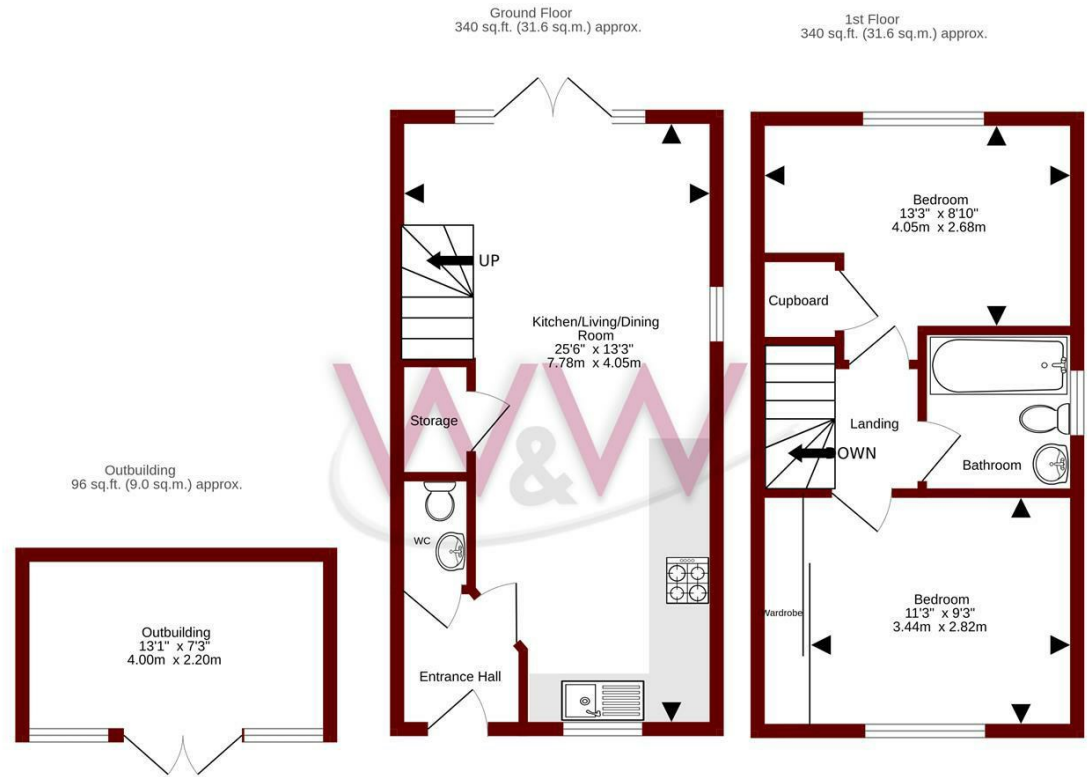
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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