



8 St. Peters Close, Curdridge - SO32 2HF  
In Excess of £325,000

WHITE & GUARD

# 8 St. Peters Close

Curdridge, Southampton

## INTRODUCTION

Positioned within a quiet cul-de-sac in Curdridge and offering easy access to Curdridge Primary School and Botley mainline railway station this well presented three bedroom home with a driveway is offered for sale with a complete chain ahead. Showcasing an excellent size garden, the well-appointed home provides an attractive layout which includes a 21ft lounge dining room with log burning fire and is open to a fitted kitchen. Across the first floor are three bedrooms and a re-fitted modern bathroom suite.

## LOCATION

The village of Curdridge has a popular primary school, church, cricket ground and pavilion and also benefits from being within walking distance of Botley and its mainline railway station, only minutes away from the pretty market towns of Bishops Waltham and Wickham and less than half an hour away from both the Cathedral City of Winchester and Southampton Airport, with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND C
- FREEHOLD
- EPC RATING D
- THREE BEDROOM HOME
- 21FT LOUNGE DINING ROOM
- MODERN KITCHEN
- REFITTED BATHROOM
- LARGE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING





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## INSIDE

A double glazed front door opens into a tiled entrance hall which has stairs leading to the first floor and doors lead the ground floor accommodation. The large 21ft lounge dining room has double glazed windows to the front and rear elevations; the room is set with exposed wooden flooring and enjoys a nice focal point in the form of a log burning fire. Open to the dining area is a fitted kitchen which a range of matching wall and base level work units with fitted work surfaces over which incorporate an inset composite sink and drainer and allows space for a range cooker. Furthermore, there is space for an American style fridge freezer and a double glazed doors open to the rear garden.

Across the first floor landing there is access to the loft space and doors lead to all rooms. The master bedroom, set at the rear of the house and overlooks the garden is a substantial double room which benefits from fitted wardrobes and still allows plenty of space for freestanding bedroom furniture. Bedroom two also a good size double room has two sets of fitted wardrobes and is positioned at the front of the house, while the third bedroom presents as a good size single room. Completing the first floor space is a well appointed and re-fitted bathroom suite, which offers a P shaped panel enclosed bath, with fitted shower screen and mains rainfall shower over, wash hand basin and WC unit and a chrome heated towel rail.

## OUTSIDE

To the front of the property a dropped kerb provides vehicular access to a double driveway which is part block paved and shingled. The expansive rear garden has a patio terrace extending of the rear of the house which in turn leads to a BBQ area and also a large and well maintained lawn. The garden is enclosed by wood panel fencing and a walk way provides pedestrian access to the front of the house.

## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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