



30 Avon Road, Curbridge, SO30 2DR

Asking Price £164,250



Avon Road |  
Curbridge | SO30 2DR  
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W&W are delighted to offer for sale this 45% shared ownership well presented & improved 2022 built three bedroom semi detached home. The property boasts three bedrooms, kitchen/dining room, living room, cloakroom, modern main bathroom & modern en-suite shower room. The property also enjoys an impressive corner plot location with landscaped gardens & driveway parking to the for vehicles.

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.





Extremely well presented & improved 2022 built three bedroom semi detached home

45% shared ownership

Enviably corner plot location with front, side & rear gardens

No chain ahead

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen/dining room & downstairs cloakroom

Modern dual aspect kitchen/dining room boasting an extensive range of attractive worktops & additional cabinets

Integrated appliances include oven, hob, fridge/freezer, dishwasher, washing machine and professionally installed water softener

Living room with double doors out to the garden & built in storage cupboard

Downstairs cloakroom comprising two piece white suite

Main bedroom benefiting from built in wardrobes & modern en-suite shower room which enjoys a window

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

Landscaped rear garden laid to lawn, extended paved patio areas ideal for alfresco entertaining, shed to remain & both rear & side access

Block paved driveway parking for two vehicles

Estate management charge TBC

Rent for the remaining 55% share is £616.05 per month

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

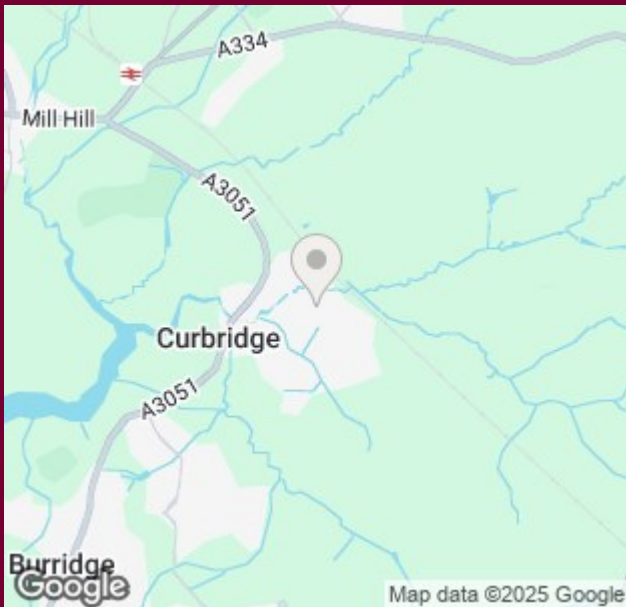
Sewerage - Mains

Heating - Gas central heating

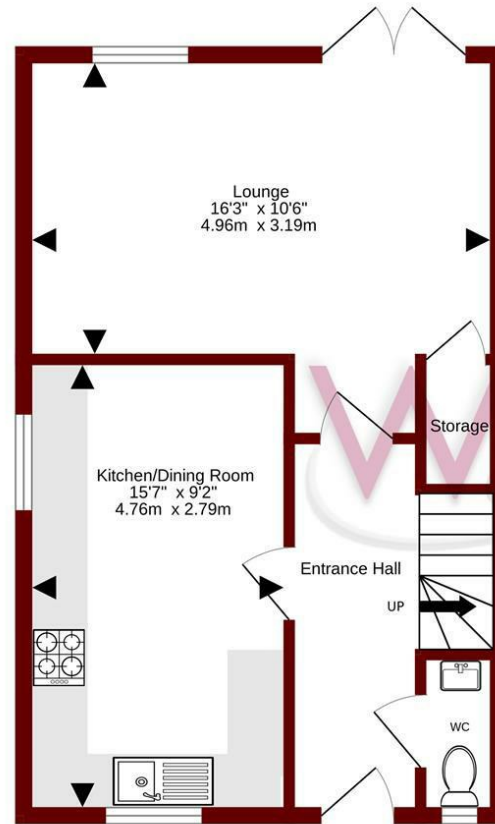
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

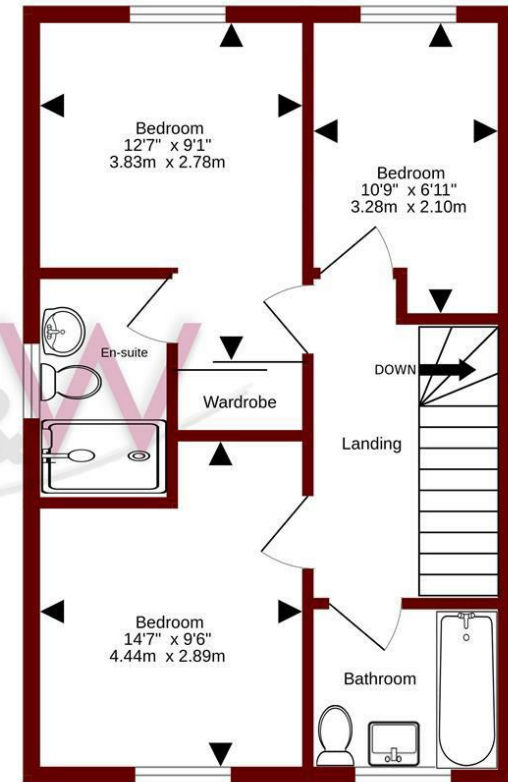
Please check here for all mobile network coverage - <https://checker.ofcom.org.uk/>



Ground Floor  
427 sq.ft. (39.7 sq.m.) approx.



1st Floor  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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>                          |                            | <b>96</b> |
| (81-91) <b>B</b>                            |                            |           |
| (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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Council Tax Band - D - £2236 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - A

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Whiteley

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