



35 Avon Road, Curbridge, Southampton, SO30 2DR

Offers In Excess Of £350,000



Avon Road | Curbridge
Southampton | SO30 2DR
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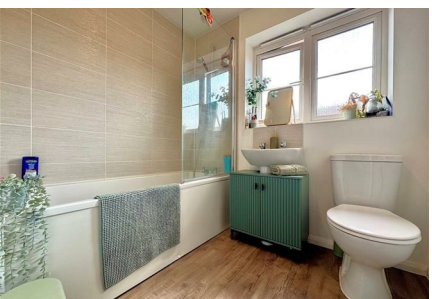
W&W are delighted to offer for sale this well presented & improved 2022 built three bedroom semi detached home. The property boasts three bedrooms, kitchen/dining room, living room, cloakroom, modern main bathroom & modern en-suite shower room. The property also enjoys landscaped rear garden & driveway parking to the side 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.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





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

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

Modern kitchen/dining room with integrated oven, hob, dishwasher, washing machine and space for a fridge/freezer

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

Guest bedroom with window to the front

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

Landscaped rear garden laid to lawn, paved patio area & shingled area providing perfect space for alfresco entertaining, shed to remain & side access

Driveway parking to the side for two vehicles

Estate management charge TBC

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

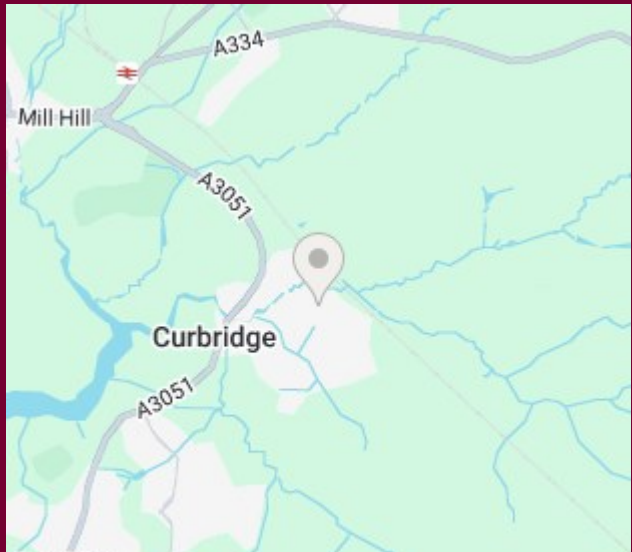
Sewerage - Mains

Heating - Gas central heating

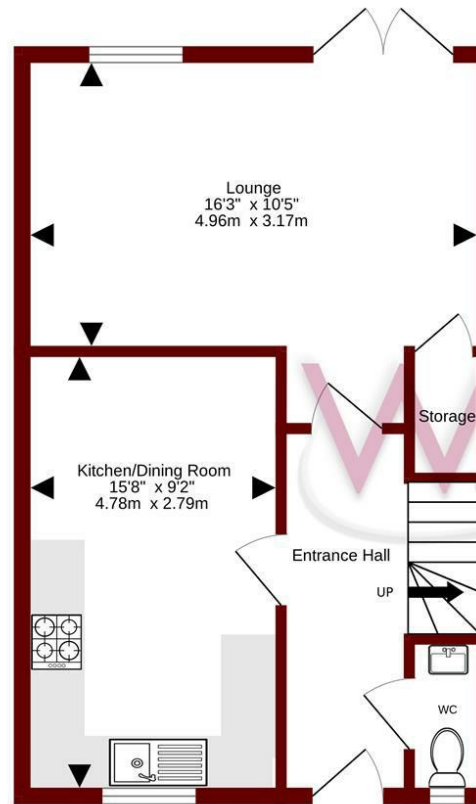
Broadband - There is broadband connected to the property

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

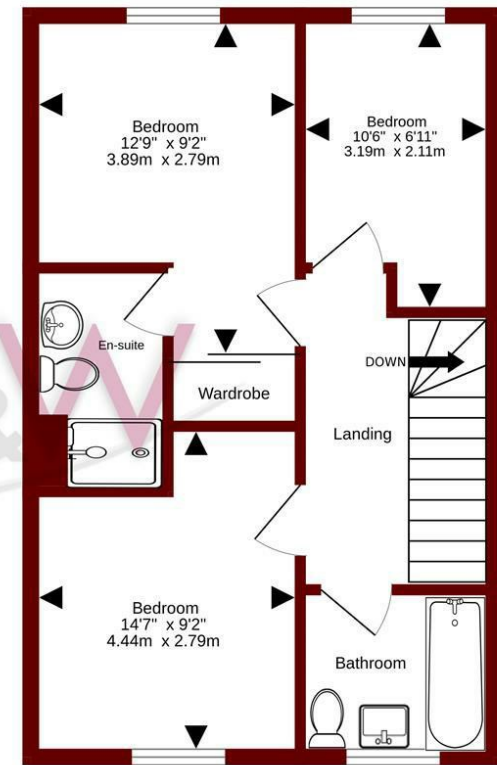
Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



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



1st Floor
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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		95
(92 plus) A		
(81-91) B	83	
(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 - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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