



24 Curbridge Way, Curbridge, Southampton, SO30 2BB

Offers In Excess Of £375,000



Curbridge Way | Curbridge
Southampton | SO30 2BB
Offers In Excess Of £375,000

W&W are delighted to offer for sale this beautifully presented '2022' 'Bovis' built three bedroom town house. The property boasts three double bedrooms, lounge, modern kitchen/dining room, cloakroom, modern main bathroom & modern en-suite shower room. The property also benefits from a rear enclosed garden, garage & driveway parking.

Curbridge Way is in the 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.

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.





Beautifully presented '2022' built three double bedroom town house

Entrance hall enjoying attractive wood effect laminate flooring flowing throughout the ground floor

Spacious lounge with window to the front

Kitchen/dining room with double doors opening out onto the rear garden & built in understairs storage cupboard

Modern kitchen boasting built in oven, hob, fridge/freezer, dishwasher & washing machine

Downstairs cloakroom comprising two piece suite

Impressive master suite to the top floor enjoying walk in bay window, dressing area with built in storage cupboard & modern en-suite shower room

Two additional double bedrooms to the first floor with one benefitting from built in wardrobes

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

Rear garden majority laid to lawn with multiple paved patio areas & rear access

Garage with driveway parking

Estate management charge approx. £200 PA

Remainder of the NHBC warranty

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

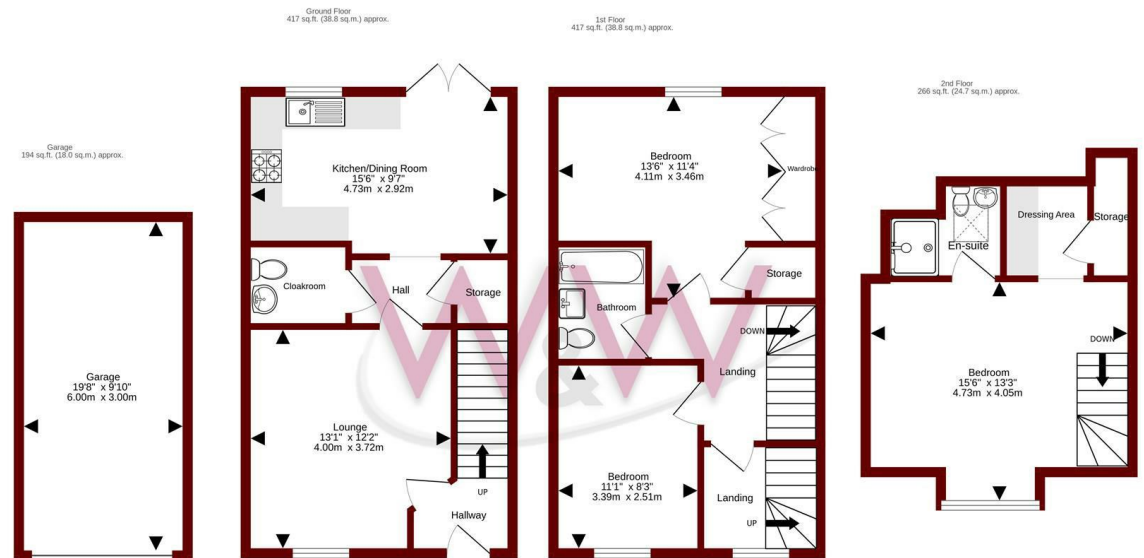
Sewerage - Mains

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/>



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 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	86	
(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

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