

16 Brindley road, Whiteley, PO15 7PX

Asking Price £375,000

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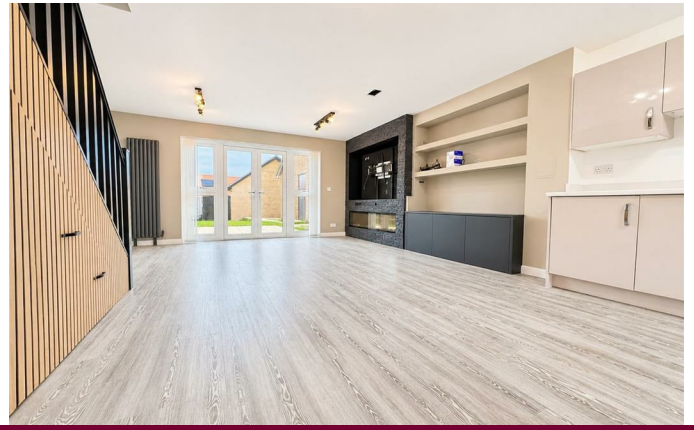
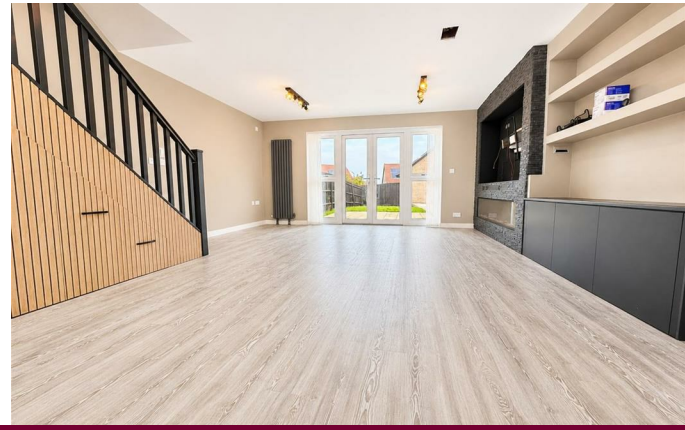
W&W are delighted to offer for sale this beautifully presented three bedroom semi detached '2021' built house. The property boasts three bedrooms, an impressively sized open plan kitchen/lounge/dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from 'in our opinion' a good sized rear garden, garage & driveway parking for vehicles.

'Brindley Road' is in the brand new 2020 'Curbridge Meadows' 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. Botley train station is just 1.5 miles from Curbridge Meadows, offering regular services to London Waterloo, Portsmouth and Southampton. Alternatively Swanwick train station is less than 3 miles away with Botley and Bursledon also offering train stations nearby. Easy access to the M27 allows you further access to the M3 towards London. Curbridge Meadows will when completed 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.











Beautifully presented three bedroom semi detached built home

No chain ahead

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

Impressively sized 26'9ft open plan kitchen/lounge/dining room with double doors opening out into the rear garden

Feature centrepiece unit enjoying storage/shelving & contemporary electric remote controlled fire

Modern kitchen boasting high gloss units & attractive worktops

Integrated appliances Include oven, hob, fridge/freezer, dishwasher & washing machine

Bespoke fitted understairs storage cupboards

Downstairs cloakroom comprising two piece white suite

Main bedroom enjoying built in mirrored sliding wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite, double shower cubicle & attractive marble effect tiling

Two additional bedrooms both with alcoves perfect for storage

Modern family bathroom comprising three piece white suite & attractive tiling

Rear landscaped garden with majority laid to lawn & multiple paved patio areas perfect for alfresco dining

Garage with power & lighting

Driveway parking for two vehicles

Remainder of the NHBC warranty

Estate management charge approx. £208.30 PA

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

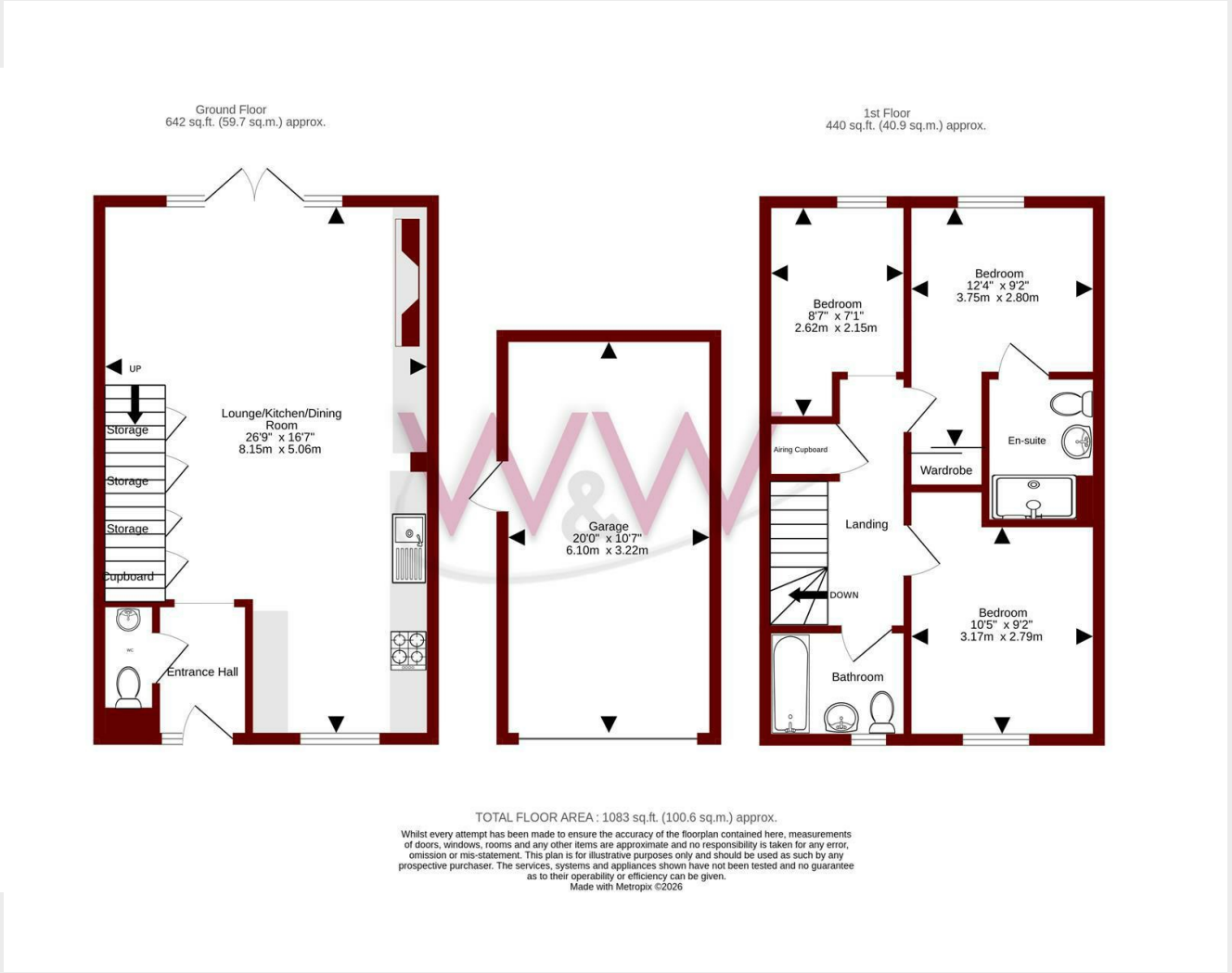
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

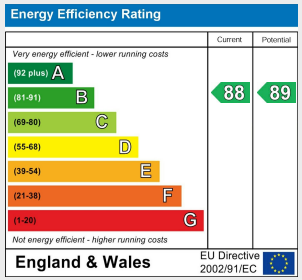
Please check here for all networks - https://checker.ofcom.org.uk/











Council Tax Band - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

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