



39 Curbridge Way, Curbridge, Southampton, SO30 2HN

Asking Price £385,000

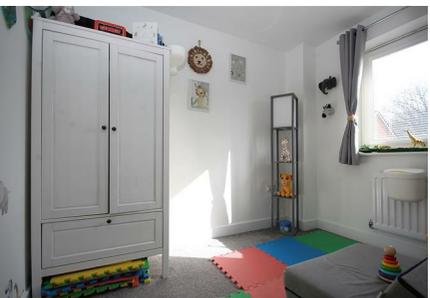
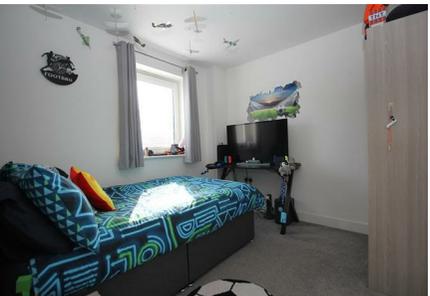


Curbridge Way | Curbridge
Southampton | SO30 2HN
Asking Price £385,000

W&W are delighted to offer for sale this extremely well presented three/four bedroom semi detached town house. Internally, the property enjoys versatile accommodation of over 1200 sq.ft providing up to four bedrooms, lounge/dining room, kitchen, cloakroom, main bathroom & en-suite shower room to the main bedroom. Outside, the property enjoys rear & side gardens as well as a driveway providing parking for multiple vehicles.

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.





Extremely well presented 2023 built three/four bedroom semi detached town house

Versatile living accommodation over 1200 sq.ft spanning across three floors

Welcoming entrance hall enjoying attractive wood effect laminate flooring flowing throughout the ground floor & bespoke fitted understairs storage cupboard

Modern kitchen enjoying high gloss cabinets, attractive worktops, integrated oven/hob and space for additional appliances

Lounge/dining room with double doors opening out to the rear garden

Impressively sized main bedroom to the top floor benefitting from a modern en-suite shower room

Three additional bedrooms (bedroom four is accessed through bedroom three)

Modern main bathroom to the first floor

Landscaped rear garden laid to lawn, paved patio, shed to remain with rear & side access

Driveway parking for vehicles

7 Years remaining on the NHBC

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

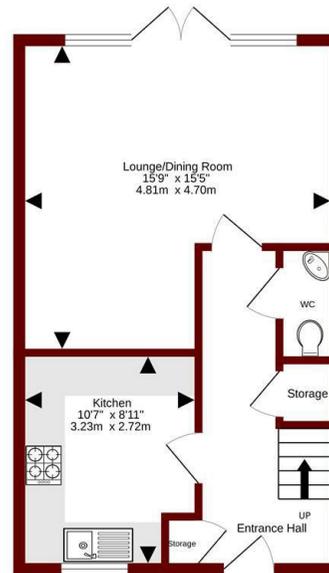
Broadband - There is broadband connected to the property

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

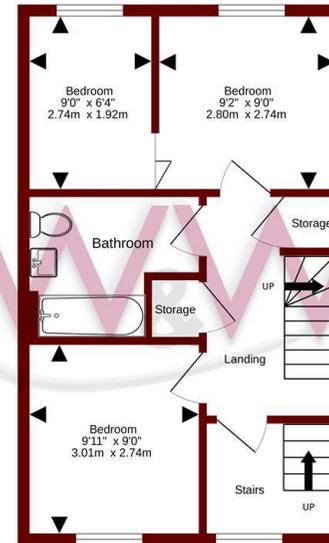
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



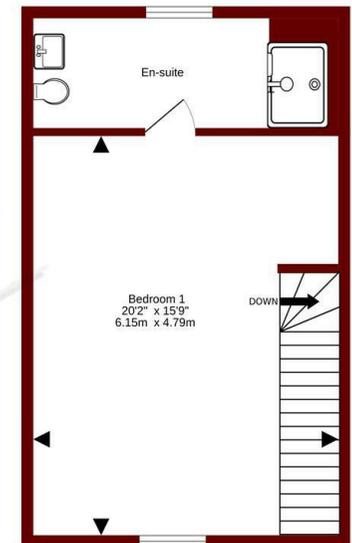
Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



2nd Floor
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.2 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		95
(81-91) B	85	
(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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