

14 Campion Road, Curbridge, Southampton, SO30 2DU

Asking Price £305,000

Campion Road | Curbridge

Southampton | SO30 2DU

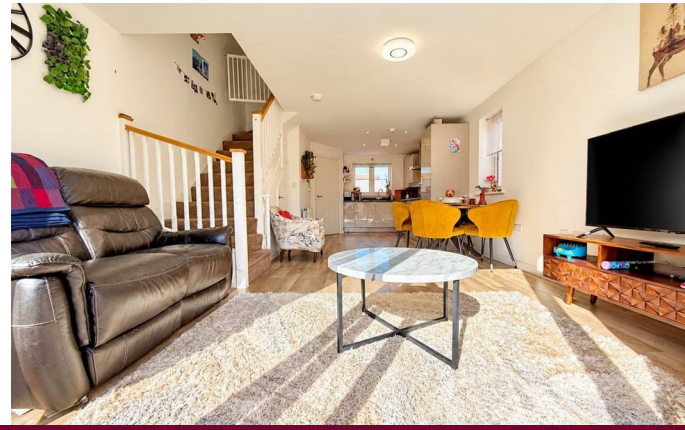
Asking Price £305,000

W&W are delighted to offer for sale this extremely well presented two double bedroom semi detached home. Internally, the property enjoys two bedrooms, impressively sized 25'7ft open plan triple aspect kitchen/living/dining room, downstairs cloakroom & modern main bathroom. Outside, the property benefits from a rear landscaped garden & driveway parking to the side for multiple vehicles.

Campion 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.







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.











Well presented 2022 built two double bedroom semi detached home

25'7ft open plan triple aspect kitchen/dining/living room with double doors opening out to the rear garden & built in understairs storage cupboard

Modern kitchen with attractive worktops, cabinets & integrated oven, hob, fridge/freezer, washing machine & dishwasher

Downstairs cloakroom

Main bedroom with window to the front

Guest bedroom benefitting from built in storage

Modern bathroom comprising three piece white suite & attractive wall tiling

Southerly facing rear garden majority laid to lawn with paved patio area, shed to remain & feature outside power sockets

Driveway parking to the side for two vehicles

Estate management charge approx. £200 PA

Remainder of the NHBC Guarantee

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

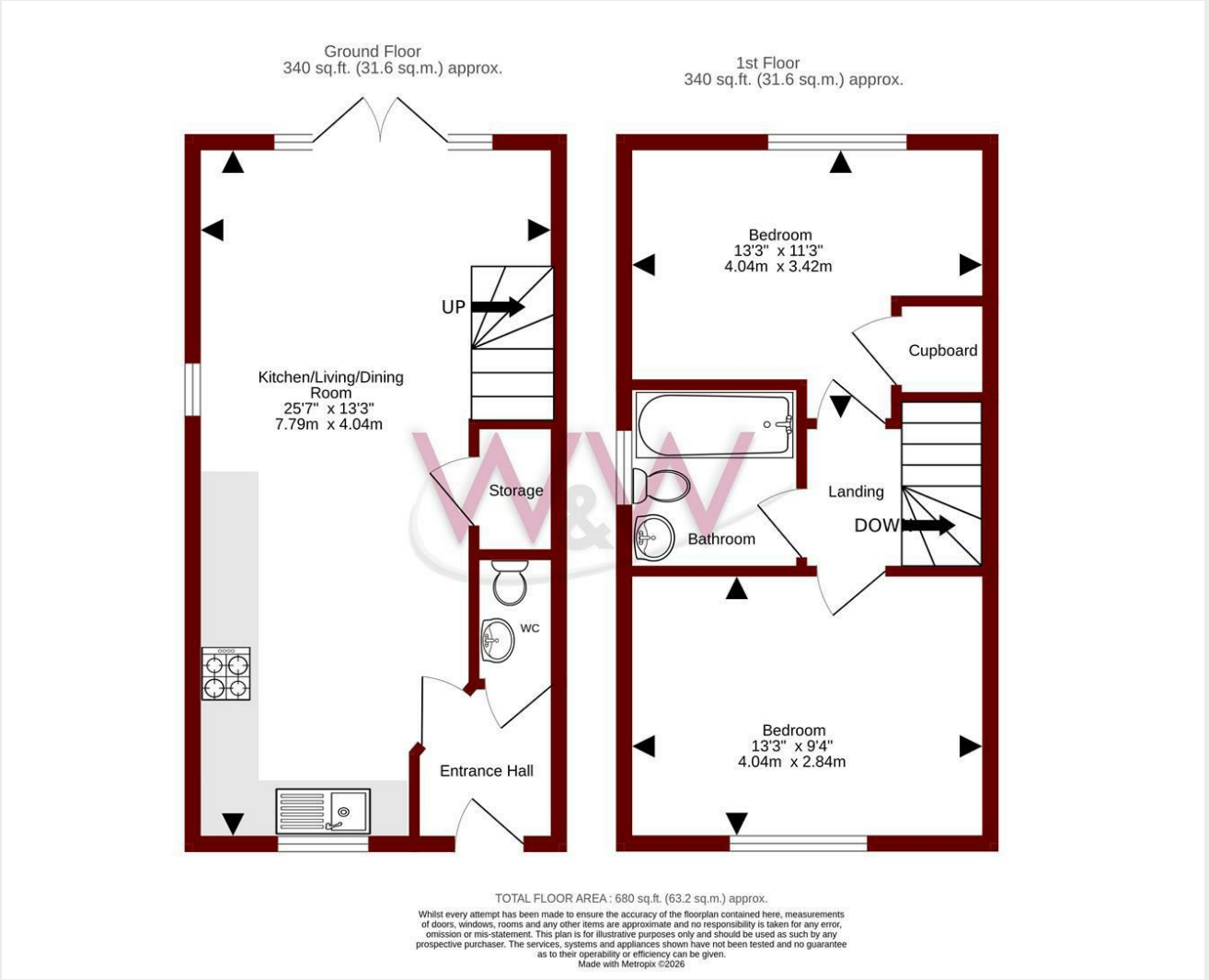
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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



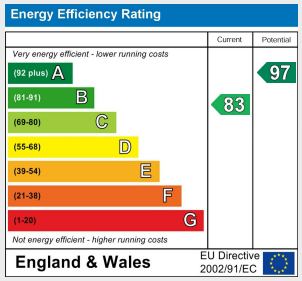






TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

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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Council Tax Band - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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