



6 Foxglove Close, Curbridge, Southampton, SO30 2FA

Offers In Excess Of £290,000



Foxglove Close | Curbridge  
Southampton | SO30 2FA  
Offers In Excess Of £290,000

W&W are delighted to offer for sale this well presented 2022 built two double bedroom terraced home. The property boasts two double bedrooms, 25'7ft open plan kitchen/dining/living room, downstairs cloakroom & modern bathroom. Outside, the property enjoys a rear garden & driveway parking to the front for two vehicles.

Foxglove Close 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.





Well presented built two double bedroom semi detached home

Welcoming entrance hall with attractive wood effect LVT flooring flowing throughout the ground floor

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 & dishwasher with space for additional appliances

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

Landscaped rear garden majority laid to lawn with decked sun terrace with metal pergola above & shed to remain

Driveway parking to the front for two vehicles

Estate management charge approx. £204 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

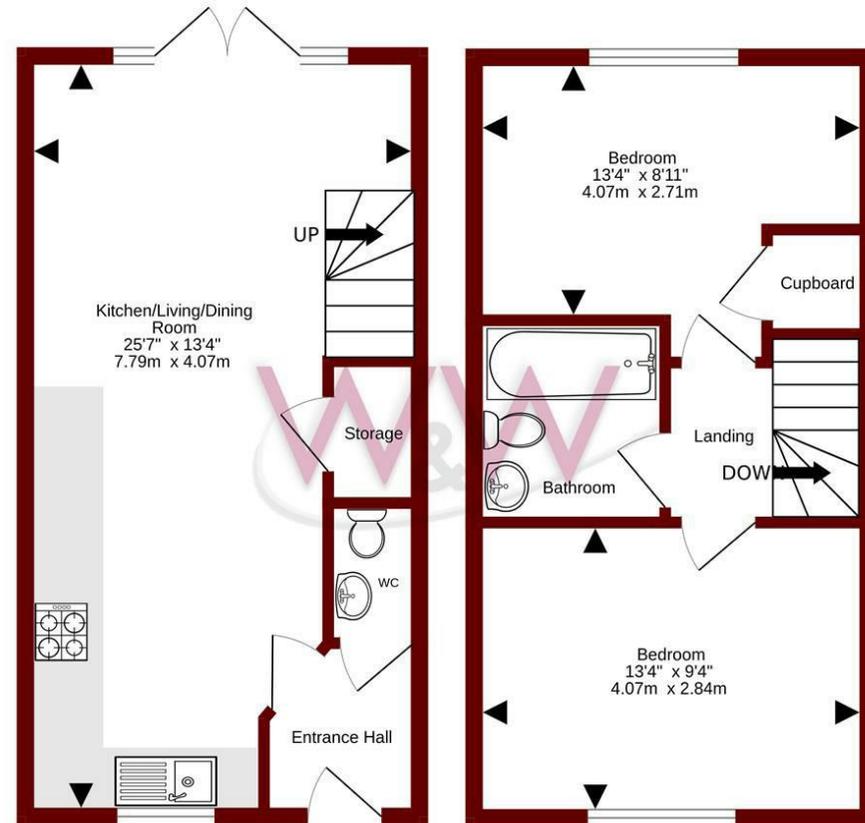
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
340 sq.ft. (31.6 sq.m.) approx.

1st Floor  
340 sq.ft. (31.6 sq.m.) approx.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		100	100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - A

Potential EPC Rating - A

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