

46 Curbridge Way, Curbridge, Southampton, SO30 2BB

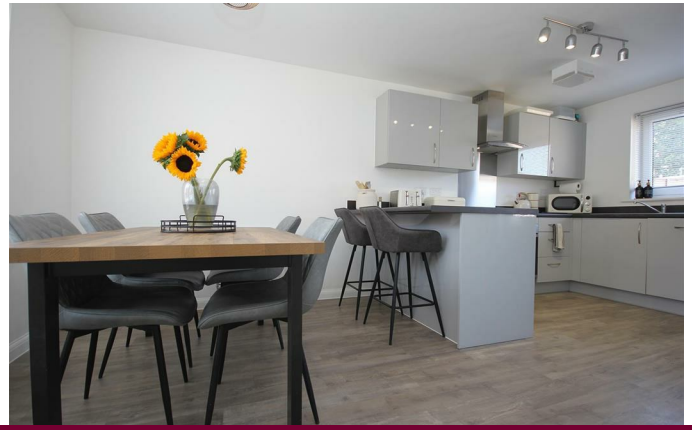
Asking Price £400,000

Curbridge Way | Curbridge
Southampton | SO30 2BB
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W&W are delighted to offer for sale this extremely well presented 2023 built three bedroom detached home. The property enjoys three double bedrooms, lounge, open plan kitchen/dining room, utility room, cloakroom, family bathroom & en-suite shower room to the main bedroom. The property also benefits from a garden & driveway 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.



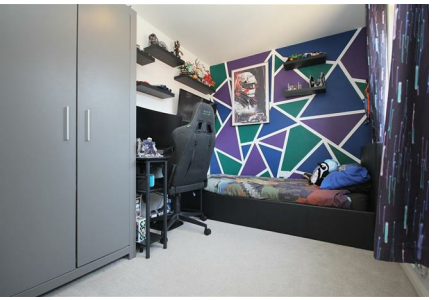




ID Checks/ Anti Money Laundering Checks

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.













Extremely well presented 2023 built three bedroom detached home

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

Dual aspect lounge enjoying double doors opening out to the rear garden & understairs storage cupboard

Dual aspect open plan kitchen/dining room

Modern kitchen enjoying high gloss units, attractive worktops & breakfast bar

Integrated appliances include oven, hob, fridge/freezer & dishwasher

Utility room providing additional storage space & door opening out to the rear gaden

Downstairs cloakroom comprising two piece white suite

Galleried landing

Dual aspect main bedroom enjoying built in wardrobes in the dressing area & en-suite

Modern en-suite shower room comprising three piece white suite & attractive tiling

Two further double bedrooms

Modern family bathroom comprising three piece white suite

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

Driveway parking for multiple vehicles with EV charger to remain

Estate management charge TBC

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

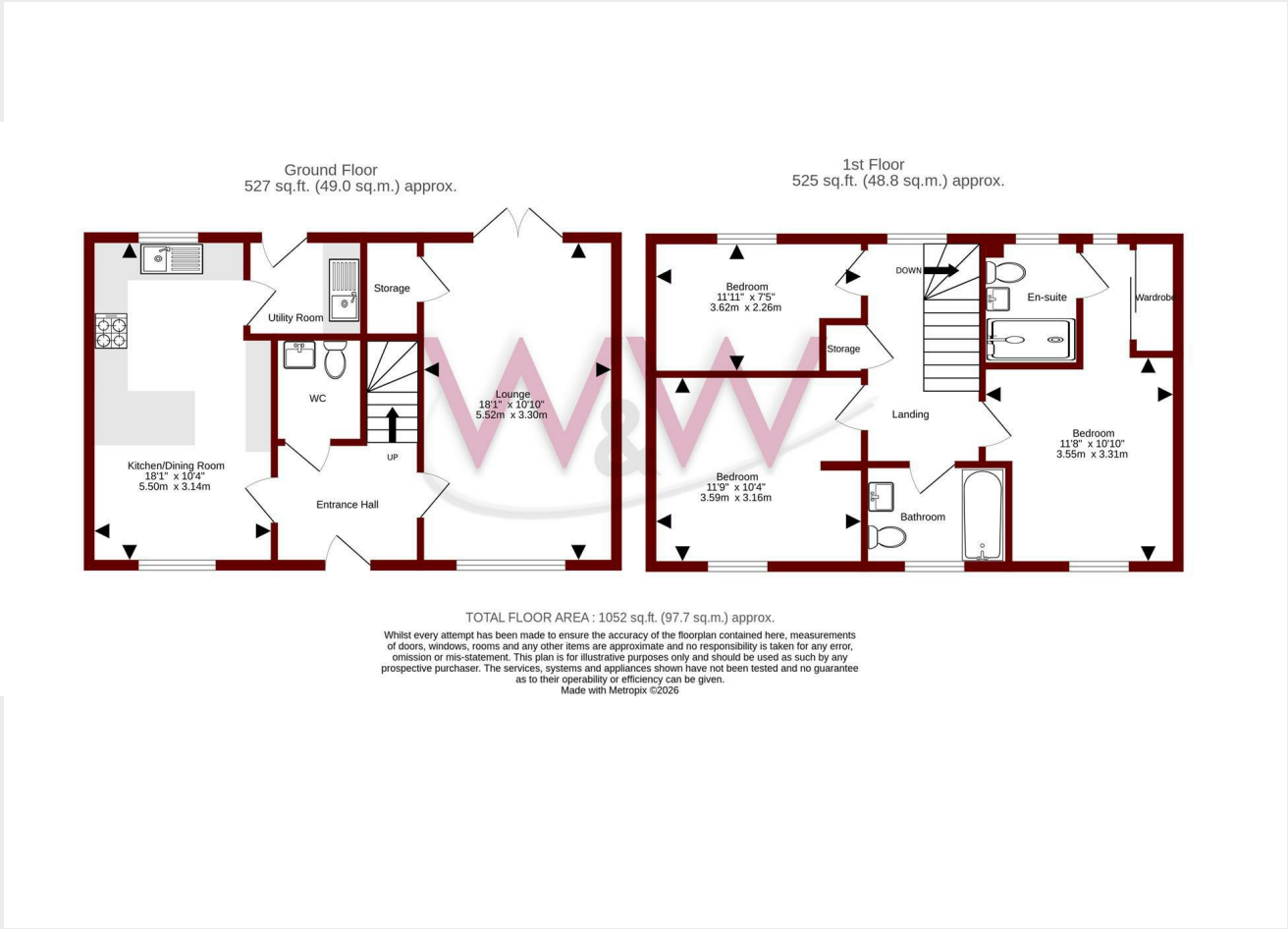
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

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



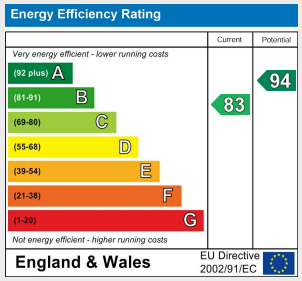






TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

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 - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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