



61 Avon Road, Curbridge, Southampton, SO30 2DR

Asking Price £325,000



Avon Road | Curbridge
Southampton | SO30 2DR
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W&W are delighted to offer for sale this beautifully presented & incredibly spacious two double bedroom semi detached home situated in a tucked away position with woodlands nearby. Internally, the property boasts two double bedrooms, modern kitchen, lounge/dining room, cloakroom & modern main bathroom. Outside, the property benefits from a landscaped rear garden with 12'5ft garden cabin to remain & driveway parking for multiple vehicles.

Avon 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. When completed the development will also 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 & incredibly spacious two double bedroom semi detached home

2024 Built by Countryside homes with upgrades throughout

Offered with no forward chain

Welcoming entrance hall enjoying built in storage cupboard & attractive wood effect flooring flowing into the kitchen & downstairs cloakroom

Modern kitchen enjoying attractive marble effect worktops & attractive cabinets

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

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

Downstairs cloakroom

Two double bedrooms both benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite with attractive wall tiling

Landscaped rear garden enjoying lawn area, paved patio with shed to remain

12'5ft Garden cabin with power, lighting & water to remain

Driveway parking for multiple vehicles

Two privately owned solar panels to the property

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

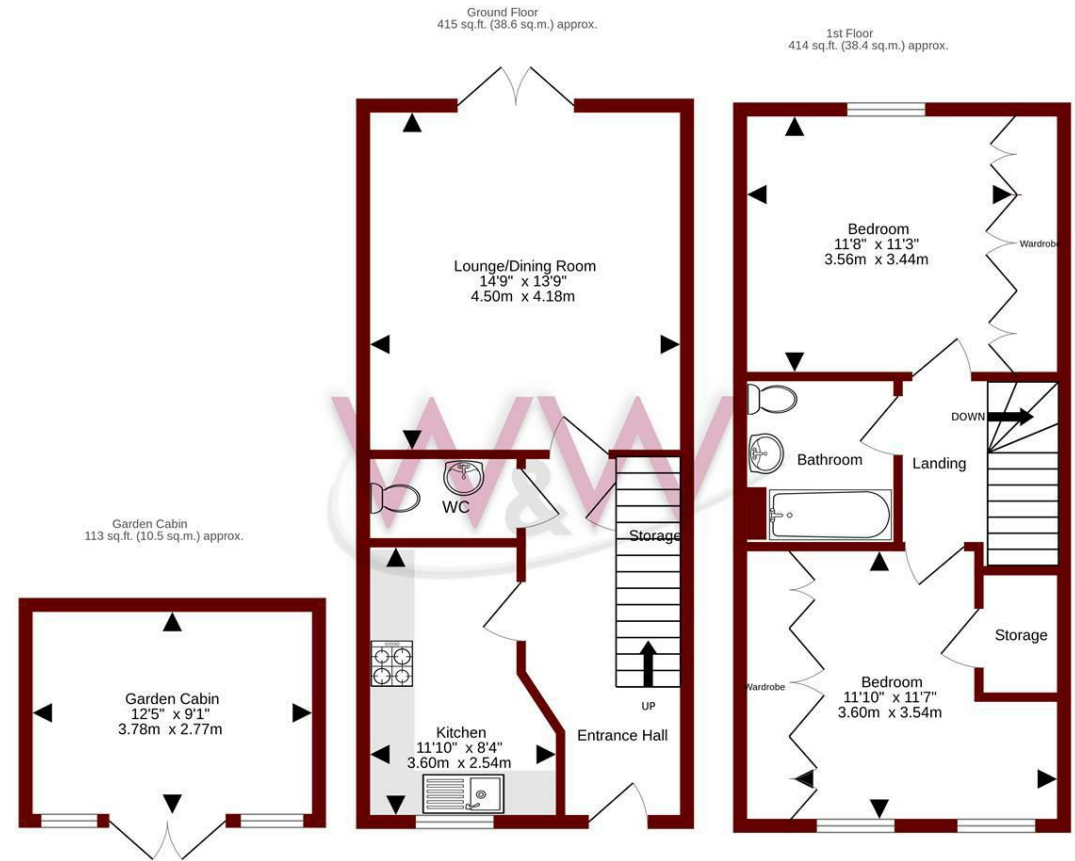
Sewerage - Mains

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(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 - C

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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