

23 Sickle Close, Botley, Southampton, SO30 2UF

Asking Price £270,000

Sickle Close | Botley

Southampton | SO30 2UF

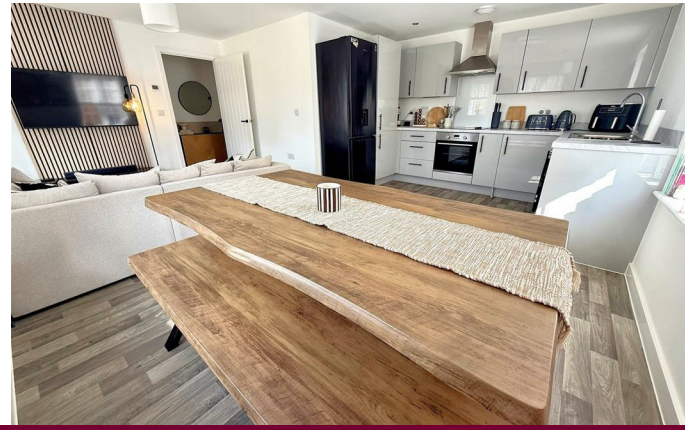
Asking Price £270,000

W&W are delighted to offer for sale this beautifully presented 2025 built two double bedroom ground floor maisonette. Internally, the property enjoys two double bedrooms, impressively sized 18'6ft open plan kitchen/living/dining room, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from allocated parking to the rear for two vehicles & communal green spaces to the front.

Sickle Close is situated in a residential area of Botley, a popular village in Hampshire. The property is conveniently located close to Botley village centre, with local shops, amenities and services nearby. Botley railway station is approximately 400 metres away, providing convenient rail connections, while the surrounding area offers easy access to Southampton, Winchester and the wider road network. The location also benefits from nearby schools and a range of local countryside and recreational opportunities.







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 2025 built two double bedroom ground floor maisonette

Welcoming entrance hall with attractive wood effect flooring flowing into the kitchen/living/dining room & both bathrooms

Impressively sized dual aspect kitchen/living/dining room enjoying triple windows to the front overlooking greenery

Modern kitchen boasting marble effect worktops, high gloss cabinets & integrated oven/hob with space for additional appliances

Impressively sized walk in utility cupboard

Dual aspect main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite, double shower cubicle tray & attractive wall tiling

Guest bedroom also of a generous size

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

Underfloor heating throughout with solar panels & air source heat pump

Allocated parking to the rear for two vehicles with one being close by to an EV charger

Service charges - £24.62 pcm, Management charge - £12.00 pcm & Building insurance - £9.44 pcm

988 Years remaining on the lease

ADDITIONAL INFORMATION

Property construction - Traditional Brick Build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Air source heat pump

Broadband - There is broadband connected to the property

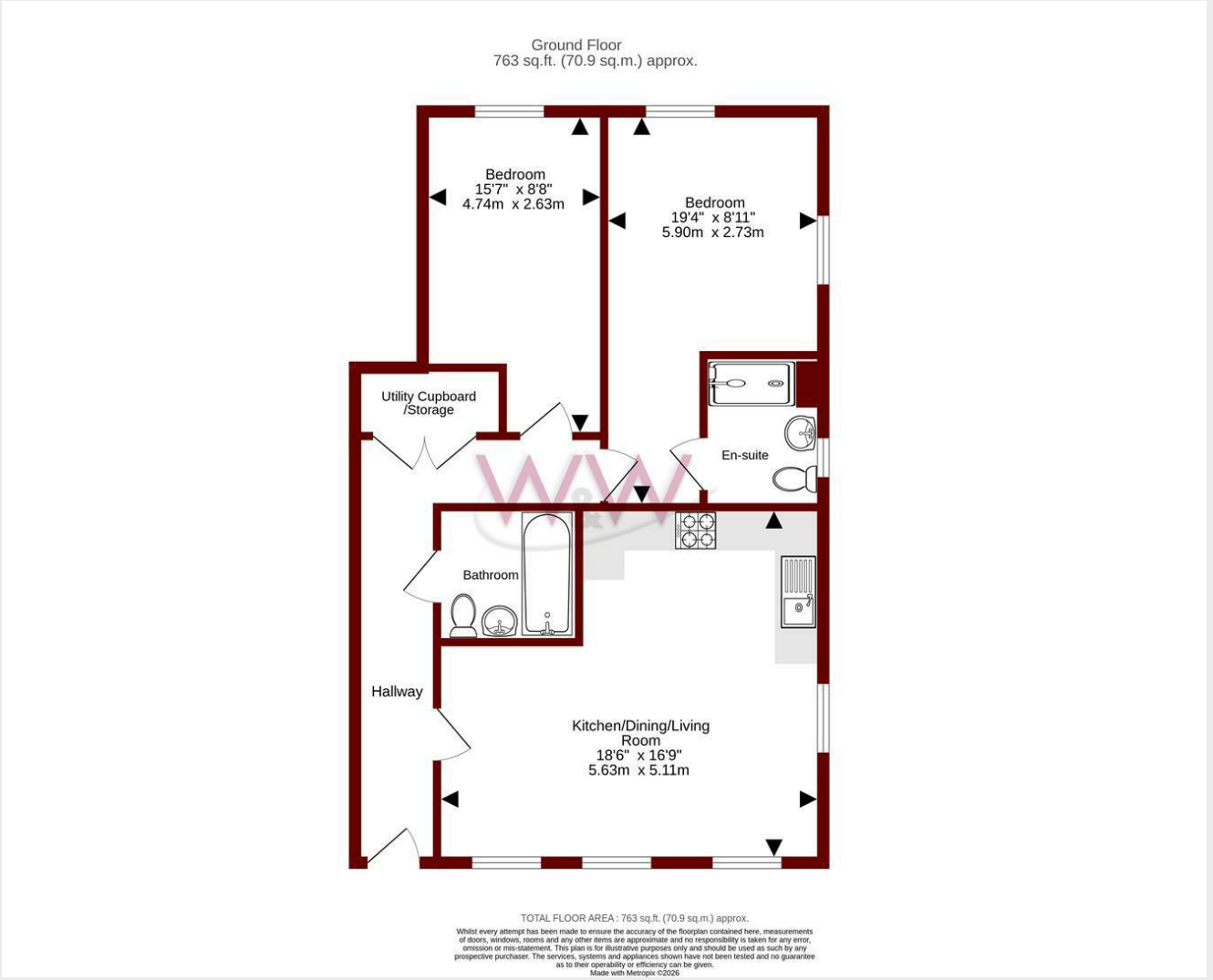
Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

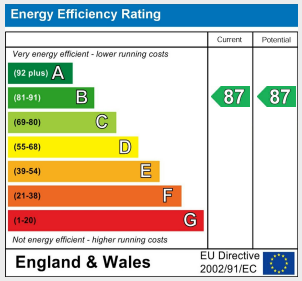
Please check here for all networks - https://checker.ofcom.org.uk/











Council Tax Band - B

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

H3 Whiteley Shopping Centre
Whiteley Way
Whiteley
Hants
PO15 7PD
01489 580800
whiteley@walkerwaterer.co.uk
www.walkerwaterer.co.uk