



6 Itchen Way, Curbridge, Southampton, SO30 2DE

Offers In Excess Of £300,000



Itchen Way | Curbridge  
Southampton | SO30 2DE  
Offers In Excess Of £300,000

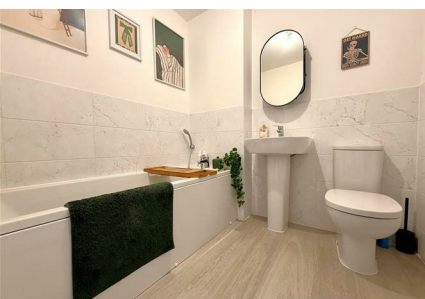
W&W are delighted to offer for sale this 2022 built extremely well presented two double bedroom semi detached home. Internally, the property boasts two double bedrooms, lounge, modern kitchen/dining room, cloakroom, main bathroom & ensuite shower room to the main bedroom. Outside, the property benefits from a landscaped rear garden & driveway parking for multiple vehicles.

Itchen 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 2022 built two double bedroom semi detached home

Spacious lounge with window to the front

Kitchen/dining room with double doors opening out to the rear garden & built in understairs storage cupboard

Modern kitchen enjoying attractive worktops & cabinets

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

Downstairs cloakroom

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite with feature double shower cubicle tray with attractive marble effect wall tiling

Guest bedroom also benefitting from built in storage

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

Southerly facing landscaped rear garden majority laid to lawn with display flower beds, paved patio area perfect for alfresco entertaining, shed to remain & side access

Driveway parking for multiple vehicles

Six privately owned solar panels to the roof

Estate management charge approx. £180 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

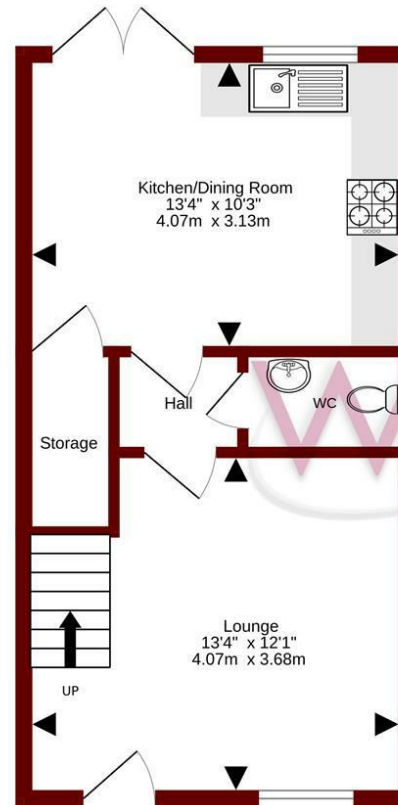
Broadband - There is broadband connected to the property

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

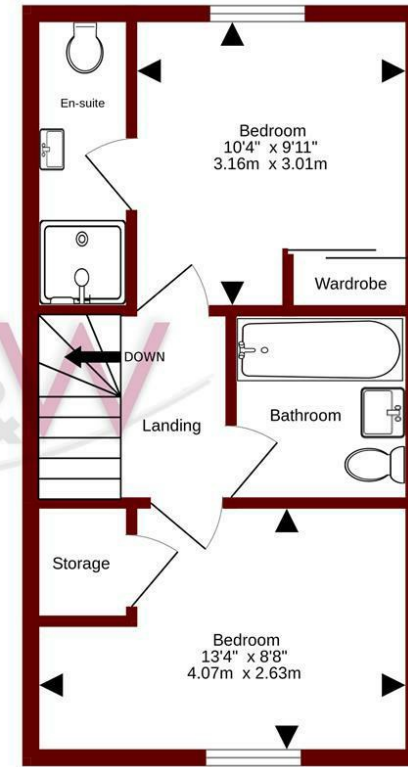
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor  
345 sq.ft. (32.0 sq.m.) approx.



1st Floor  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA - 690 sq.ft. (64.1 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			
(92 plus) <b>A</b>		99	100
(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

H3 Whiteley Shopping Centre

Whiteley Way

Whiteley

Hants

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