



2 Brunel Way, Whiteley, PO15 7PW

Asking Price £315,000



Brunel Way |
Whiteley | PO15 7PW
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W&W are delighted to offer for sale this extremely well presented two bedroom end of terraced home. The property boasts two double bedrooms, 25'4ft open plan kitchen/dining/living room, downstairs cloakroom & modern main bathroom. The property also benefits from a landscaped garden & driveway parking for two vehicles.

'Brunel Way' is in the new Curbridge Meadows' 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. Botley train station is just 1.5 miles away offering regular services to London Waterloo. Curbridge Meadows will when completed have schooling for all ages, including primary school, a secondary school and nurseries.





Extremely well presented two double bedroom end of terraced home

25'4ft Open plan kitchen/dining/living room with double doors opening out onto the rear garden & bespoke fitted understairs storage cupboards

Modern kitchen boasting high gloss units & quartz Silestone worktops

Integrated appliances include oven, hob, dishwasher, washing machine, fridge/freezer & water softener to remain

Attractive Amtico flooring throughout the ground floor

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes

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

Guest bedroom also benefitting from built in storage

Landscaped 'L' shaped garden enjoying paved patio, area laid to lawn with display flower/shrubbery, composite decked sun terrace & shed to remain

Driveway parking to the side for two vehicles

Estate management charge approx. £250 PA

5 Years remaining on the NHBC Warranty

Replacement 'Apeer' composite front door

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

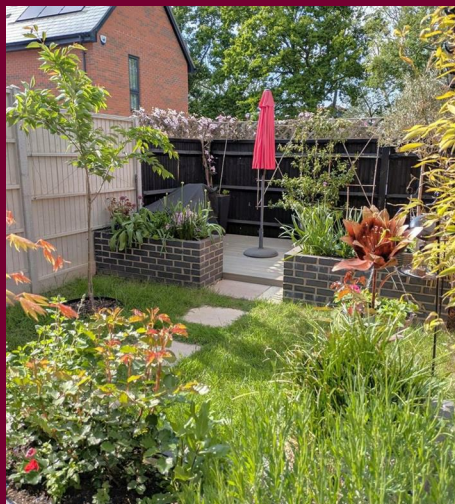
Sewerage - Mains

Heating - Gas central heating

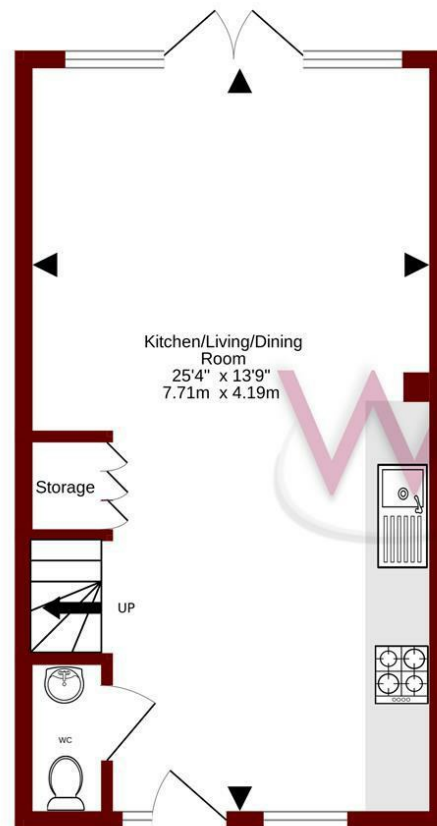
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by OFNL

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

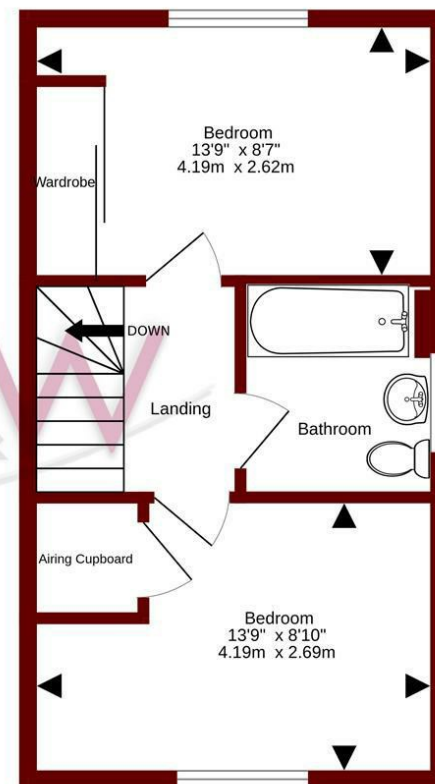
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
347 sq.ft. (32.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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		
(92 plus) A		
(81-91) B		
(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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