



25 Bartley Road, Curbridge, Southampton, SO30 2DA

Offers Over £380,000



Bartley Road | Curbridge
Southampton | SO30 2DA
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W&W are extremely delighted to offer for sale this beautifully presented three bedroom semi detached family home overlooking Bartley pond. The property boasts three bedrooms, lounge, kitchen/dining room, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a landscaped rear garden, front/side garden & driveway parking.

Bartley Road is a quiet cul de sac situated 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 three bedroom semi detached family home

Enviably positioned tucked away in a quiet cul de sac overlooking Bartley pond to the front

Welcoming entrance hall

Modern kitchen/dining room with high gloss cabinets, attractive marble effect worktops, built in oven/hob with space for additional appliances

Spacious lounge with double doors opening out to the rear garden & built in storage cupboard

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in storage & en-suite

Modern en-suite shower room comprising three piece white suite, attractive wall tiling & wood effect laminate flooring

Two additional bedrooms with one benefitting from built in storage

Modern main bathroom comprising three piece white suite, attractive wall tiling & wood effect laminate flooring

Landscaped rear garden enjoying shingled areas, paved patio, display flowers/shrubbery & outbuilding/summer house to remain

Side garden laid to shrubbery

Driveway parking to the side for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

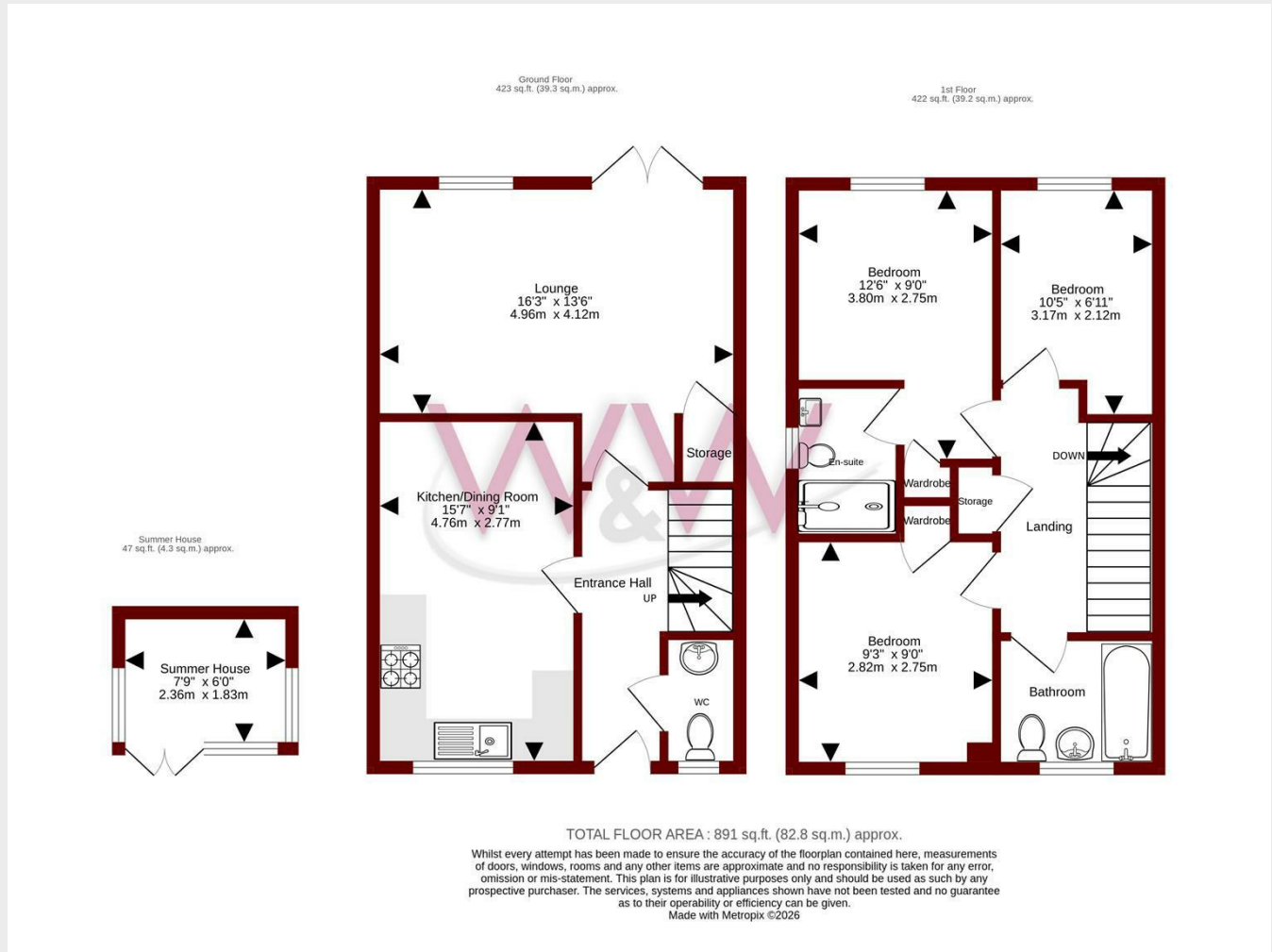
Sewerage - Mains

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 mobile all networks - <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B		86	
(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 - D

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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