



36 Avon Road, Curbridge, Southampton, SO30 2DR

Asking Price £500,000



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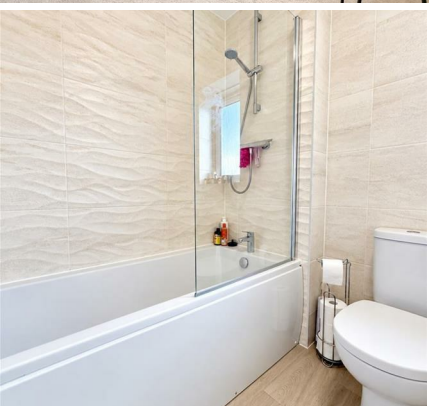
W&W are delighted to offer for sale this beautifully presented four bedroom detached family home offered with no forward chain. Internally, the property enjoys four bedrooms, 21ft kitchen/dining room, lounge, utility room, study, cloakroom, main bathroom & modern en-suite shower room to the main bedroom. Outside, the property enjoys a newly landscaped rear garden, landscaped frontage & driveway parking for multiple vehicles.

Situated in the sought-after village of Curbridge, near Botley, 36 Avon Road enjoys a peaceful residential setting with convenient access to local amenities, countryside and the River Hamble. Botley offers a range of shops, cafés, pubs and everyday facilities, while excellent road and rail links provide easy access to Southampton, Eastleigh and the wider Hampshire area. The nearby M27 also offers convenient connections for commuters.

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 four bedroom detached family home

Enhanced throughout with premium developer upgrades, including higher-grade flooring, an upgraded fitted kitchen with premium appliances, decorative light switches & electrical fittings, and extended luxury bathroom tiling

Offered with no forward chain

Welcoming entrance hall enjoying attractive wood effect flooring flowing into the kitchen/dining room, utility room & downstairs cloakroom

The entrance hall also enjoys built in understairs storage underneath the stairs

Impressively sized 21ft triple aspect kitchen/dining room

Modern kitchen boasting quartz worktops, attractive cabinets & breakfast bar

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

Utility room providing an integrated washing machine, space for tumble dryer & the sellers inform us that this room has been upgraded to include additional cupboard storage matching the main fitted kitchen

Spacious lounge with double doors opening out to the rear garden

Study with window to the front

Downstairs cloakroom

Main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile large shower cubicle tray & attractive wall tiling

Three additional bedrooms

Main bathroom comprising three piece white suite

Landing with built in storage cupboard

Newly landscaped south westerly facing rear garden enjoying large porcelain paved patio area perfect for alfresco dining, artificial lawn area with shed to remain & rear access

Both the front and rear benefit from proximity lighting, while the rear garden also features fixed and solar guide lighting, which adds great security and evening ambience

Driveway parking to the rear for multiple vehicles

Estate management charge approx. £142 PA

Ample substantial boarded loft storage utilising the NHBC-approved LoftZone StoreFloor system to protect insulation and warranty. The loft space offers generous head height, providing an excellent opportunity for a future loft conversion

Benefiting from the peace of mind of a remaining NHBC structural warranty

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

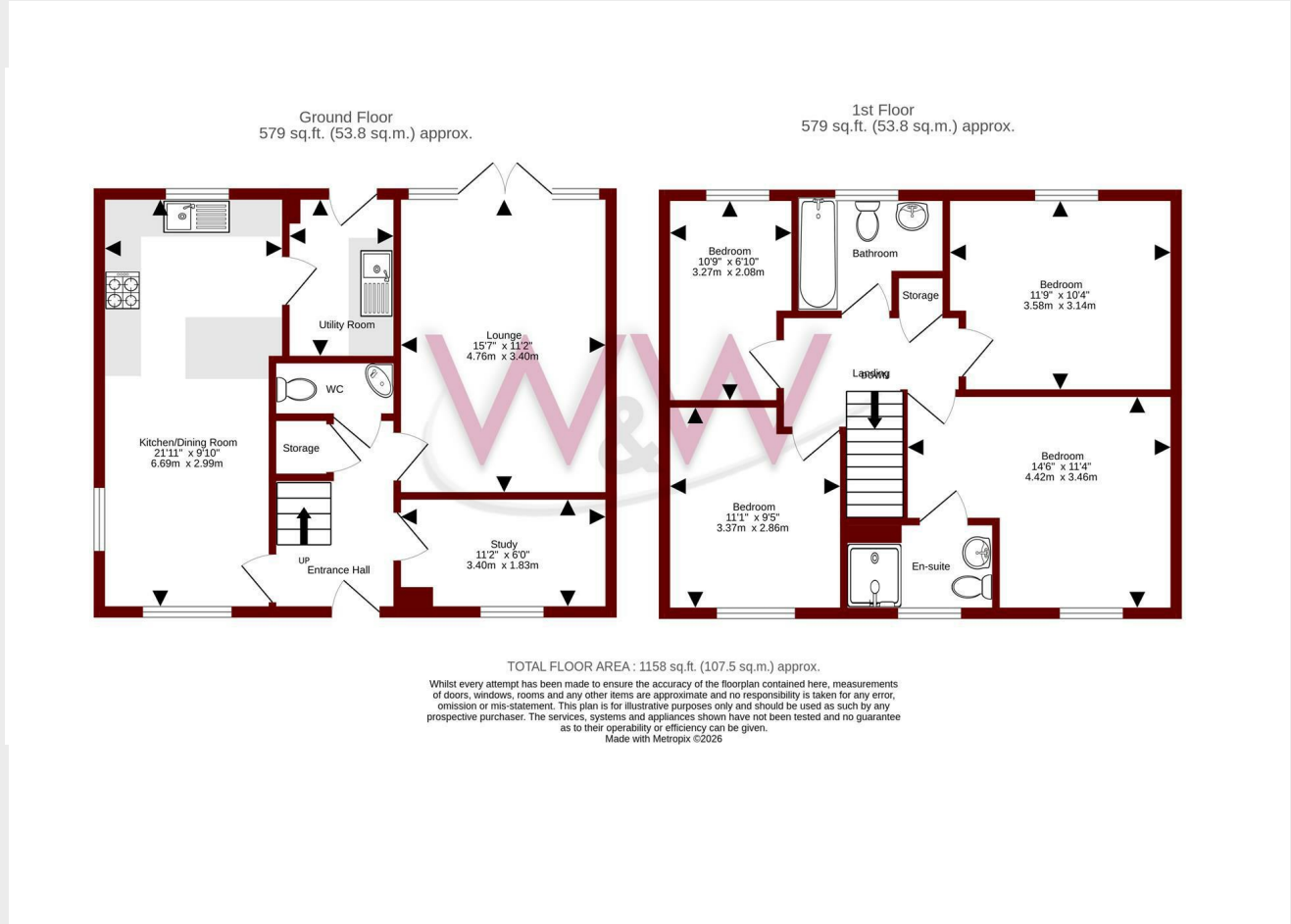
Sewerage - Mains

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		93
(81-91) B	84	
(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 - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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