



63 Avon Road, Curbridge - SO30 2DR

In Excess of £320,000

WHITE & GUARD

63 Avon Road

Curbridge, Southampton

INTRODUCTION

Offered for sale with no forward chain, this beautifully presented, two double bedroom home offers fantastic accommodation throughout, comprising a cloakroom, modern fitted kitchen, spacious lounge/diner, two double bedrooms and a stylish family bathroom suite. Outside, there is parking for two cars to the side and an enclosed rear garden. Additional benefits include solar panels (not connected) and remaining buildings warranty.

LOCATION

The property is situated in a cul-de-sac within a sought-after development, ideally positioned between the charming market village of Botley and the extensive shopping, dining and leisure facilities of Whiteley. Botley train station is approximately 1.5 miles away, providing regular services to London Waterloo, Portsmouth and Southampton, and when the development is complete it will also include schooling for all ages, from nursery through to secondary education.

- WINCHESTER COUNCIL BAND C
- FREEHOLD
- EPC RATING B
- NO FORWARD CHAIN
- TWO BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE DINER
- MODERN KITCHEN
- PARKING FOR TWO VEHICLES
- PRIVATE ENCLOSED GARDEN





GROUND FLOOR

The entrance hall has stairs to the first floor and gives access to an understairs cupboard, modern WC and the kitchen.

The kitchen faces the front of the property and has been fitted with a range of wall and base units with a contemporary worktop and integrated appliances including an oven, hob, fridge/freezer, dishwasher and washer/dryer.

The spacious lounge/diner is a well-proportioned room enjoying French doors opening out to the rear garden.

The entire ground floor has been fitted with luxury vinyl flooring, and the owners have indicated that the sofas, table and chairs, shelving units and Sky glass tv can be left should the purchasers wish.

FIRST FLOOR

From the landing there is a modern family bathroom comprising a bath with a glass screen and shower over, wash basin and a WC. Two double bedrooms are located to the front and rear of the property. The owners have indicated that the bedroom furnishings including beds, dresser and wardrobes can be left upon request.

OUTSIDE

Parking for two vehicles is located to the side of the property where a pedestrian gate gives access to the rear garden, where there is a patio area, leaving the rest of the garden mainly laid to lawn with a storage shed to one side.



ADDITIONAL INFORMATION

There is an estate charge of £**** per annum, which is reviewed annually. (TBC)

BROADBAND

Full fibre broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

T: 01489 779030

13 St Johns Centre, Hedge End,
Southampton, Hampshire, SO30 4QU

E: hedgeend@whiteandguard.com

W: whiteandguard.com

ANTI-MONEY LAUNDERING REGULATIONS

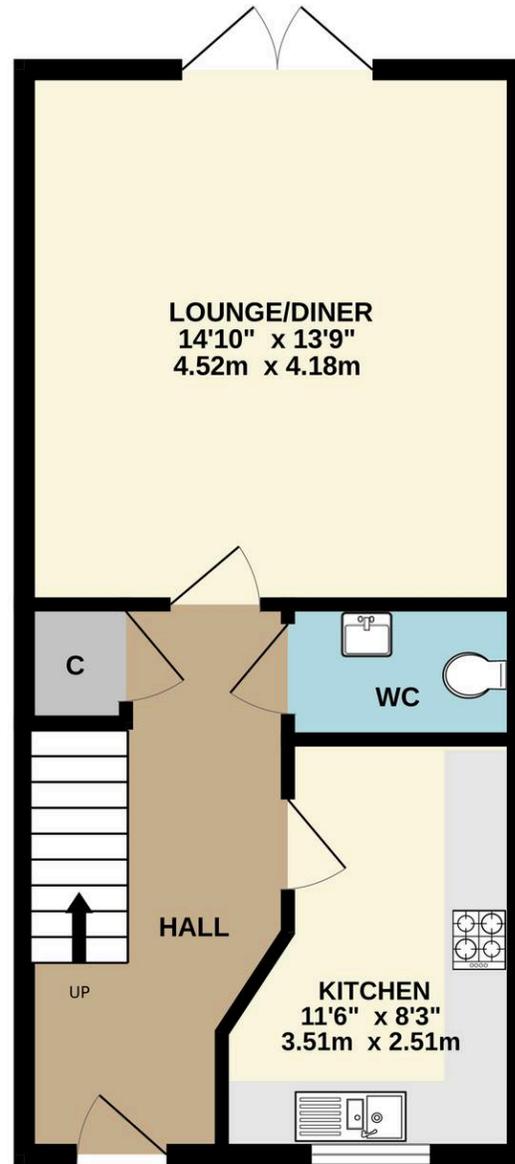
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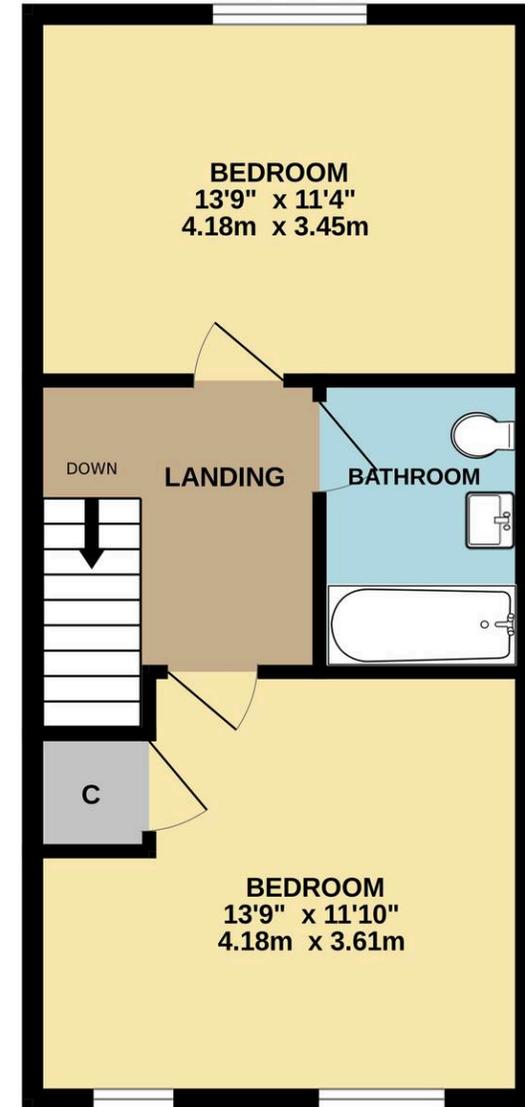
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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